

MONDAY March 28, 2005

*****7:30pm*****

Dexter Senior Center, 7720 Dexter Ann Arbor Road

A. CALL TO ORDER AND PLEDGE OF *ALLEGIANCE*

B.	ROLL CALL: President Seta	J. Carson	P. Cousins	S. Keough
		J. Semifero	T. Walters	D. Fisher

C. APPROVAL OF THE MINUTES

1. Regular Council Meeting Minutes- March 14, 2005 **Page#1-4**

D. PRE-ARRANGED PARTICIPATION:

Pre-arranged participation will be limited to those who notify the Village office before 5.00 p.m. Tuesday of the week preceding the meeting, stating name, intent and time requirements. (10-minute limit per participant)

1. Ron Thomas of MAV Development- Boulder Park II Site Plan **Page #5**

E. APPROVAL OF AGENDA:

F. PUBLIC HEARINGS

Action on each public hearing will be taken immediately following the close of the hearing

1. Ann Arbor Fabrication Request for an Industrial Facilities Exemption Certificate Page #7 -34

ACTION: Consideration of: RESOLUTION APPROVING THE APPLICATION FROM ANN ARBOR FABRICATION, INC., FOR AN INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE FOR CONSTRUCTION

- 2 Planning and Zoning Fee Schedule Page #35 -36

ACTION: Consideration of: Amendment of the Planning and Zoning Fee Schedule

3. Ordinance to Move Buildings
- Page #37 -42

ACTION: Consideration of: Ordinance to move/relocate structures within the Village of Dexter

"This meeting is open to all members of the public under Michigan Open Meetings Act "

www.villageofdexter.org

G. NON-ARRANGED PARTICIPATION:

Non-arranged participation will include those in the audience not listed on the agenda that wish to speak. At the Village President's discretion, members of the audience may be called on to speak at any time. Those addressing the Council will state their name, and address. This section is limited to 5-minutes per participant or 10-minutes for group representatives.

H. COMMUNICATIONS :

- 1 Regional Cleanup Days for Washtenaw County Residents

Page#43

I. REPORTS:

1. Community Development Department-Allison Bishop

Page#44-45

2. Board and Commission Reports

1. Park Board- Toni Hankemeyer
2. Chelsea Area Planning Team (CAPT) Update-Jim Carson
3. Western Washtenaw Value Express (WAVE) Update-Jim Carson

3. Subcommittee Reports

1. Facilities Committee-Shawn Keough

Page 46-47

4. Village Manager Report

Page#: Included Separately

5. President's Report

a.)

Page#

J. CONSENT AGENDA

Bills & Payroll will be a standing item under consent agenda. Discussion of the Budget and Financial matters will be covered under the Presidents Report as a standing item. Items under consent agenda are considered routine and will be acted upon in one motion. There will be no separate discussion of these items unless a Council Member so requests, and the item will be removed from Consent and added to the regular agenda at the end of New Business.

1. Consideration of: Bills & Payroll in the amount of: \$130,852.74 **Page #48-57**

2. Consideration of: Request the Dexter Lion's Club to hold White Cane Days on Friday, May 6th and Saturday May 7th on the sidewalks of Dexter

Page# 62

K. OLD BUSINESS- Consideration and Discussion of:

1. Consideration of:

L. NEW BUSINESS- Consideration and Discussion of:

1. Consideration of: Bi-monthly Utility Billing Cycle

Page#58-61

2. Consideration of: PROCLAMATION OF SUPPORT FOR THE LIONS WHITE CANE WEEK APRIL 29, 2005 TO MAY 7, 2005

Page# 62

3. Consideration of: Accept resignation of Juan Rodriquez from the Parks Commission

Page # 64

4. Consideration of: Ordinance creating a Tree Board

Page # 66-71

Set for Public Hearing – April 11, 2005

5. Consideration of: Request to designate the area at the corner of Ann Arbor and Fifth Street as a park and name the park “Dexter Lions Park”, and allow the installation of the small gazebo on this park.

Page # 72-76

6. Consideration of: RESOLUTION OF COMMITMENT TO PROVIDE MATCHING FUNDS FOR 319 GRANT APPLICATION

Page #78-80

M. COUNCIL COMMENTS

N. NON-ARRANGED PARTICIPATION

Same as item F Those addressing the Council will state their name, and address This section is limited to 5-minutes per participant or 10-minutes for group representatives

O. ADJOURNMENT:

“This meeting is open to all members of the public under Michigan Open Meetings Act ”

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DEXTER VILLAGE COUNCIL
REGULAR MEETING
MONDAY - MARCH 14, 2005

3-28-05
C-1

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:30 by President Seta in the Dexter Area Senior Center, located at 7720 Dexter-Ann Arbor Street in Dexter, Michigan

B. ROLL CALL: President Seta J. Carson P. Cousins S. Keough
 D. Fisher T. Walters
 J. Semifero arrived at 7:38

C. APPROVAL OF THE MINUTES

Minutes of the Regular Council meeting of February 28, 2005

Motion Walters, support Carson to approve the minutes as presented.
Ayes: Cousins, Fisher, Keough, Walters, Carson, Seta.
Nays: none.
Motion carries.

D. PRE-ARRANGED PARTICIPATION

None.

E. APPROVAL OF THE AGENDA

Motion Cousins, support Fisher to approve the agenda as amended to add to NEW BUSINESS ITEM # 3 discussion of the HARVEST VALLEY PROPOSAL.

Ayes: Keough, Walters, Carson, Fisher, Cousins, Seta.
Nays: none
Motion carries.

F. PUBLIC HEARINGS & SHOW CAUSE HEARINGS.

None

G. NON-ARRANGED PARTICIPATION

None

H. COMMUNICATIONS

1. Comcast Letter 2/24/05

I. REPORTS

1. Traffic Issues Update: Jim Valenta- traffic engineer
2. Board and Commission Reports- Ray Tell
3. Subcommittee Reports, none
4. Village Manager Report Mrs Dettling presents her report as per packet.
5. President's Report
 - A. DDA meeting 3/10/05
 - B. Police services
 - C. Dam removal

Motion Cousins, support Fisher to authorize the expenditure of \$10,000.00 to establish ownership of and resolution to the removal of the dam including written documentation from Ford motor Company, Washtenaw County, and The Village of Dexter regarding their respective positions on the subject.

Ayes: Semifero, Walters, Fisher, Carson, Cousins, Keough, Seta

Nays: none.

Motion carries

- D. Drain Commission
- E. Met with Congressman Joe Schwartz on March 12, 2005, discussing a variety of subjects relevant to Dexter.
- F. Meeting with Evelyn Shirk, of the Dexter School System.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of: \$112,808.41
2. Consideration of: Door-to-door missionary work.

Motion Fisher, support Semifero to approve the consent agenda as presented.

Ayes: Walters, Carson, Cousins, Keough, Fisher, Semifero, Seta.

Nays: none

Motion carries

K. OLD BUSINESS -

1. CONSIDERATION OF: Boulder Park Phase-2
Postponed from 2/28/05.

Ron Thomas of MAV development spoke regarding his concern regarding the "one way" portion of the proposed motion.

Motion Keough, support Carson to approve the site plan by MAV Development dated February 9, 2005- Phases 2a & 2b, including Potential Future Phase Shown for Reference, with the following conditions specifically noted either here or on the plan:

- 1 The two existing curb cuts shown on the plan will be removed as part of the initial

construction of Phase 2a.

- 2 One curb cut, with adequate signage noting entrance only (one way in off of Dexter Ann Arbor Road), in the location shown on the above-mentioned site plan. All traffic exiting from Boulder Park Phases 2a, 2b, or 2c (future) must use the shared access light at Meadowview or the shared Eaton Court Access driveway to turn onto Dexter Ann Arbor Road.
3. MAVD will contribute to the Dexter Ann Arbor Road improvements an amount of money not less than the other contributions made by previous developments (Eaton Court and the Bank) along this corridor.

Following approval of this motion, the Village Council would hereby authorize the petitioner to submit a final site plan consistent with this preliminary site plan dated February 9, 2005 to the Village Planning Commission for review.

Ayes: Carson, Cousins, Fisher, Keough, Walters, Seta

Nays: Semifero

Motion carries

Motion Keough, support Cousins to have the Village Manager and Community Development Director prepare a letter to MAV Development informing them of the Council action that has occurred at tonight's meeting and to inform MAV Development of the applicable ordinances and proper procedures to initiate any rezoning of their property before the Village's Planning Commission, should that be desired for any of their property in the future.

We would like the letter to thank MAV Development for working with the Council on this matter and in the future.

Ayes: Cousins, Fisher, Keough, Walters, Carson, Seta.

Nays: Semifero

Motion carries

L. NEW BUSINESS

- 1 Consideration of: Brownfield Redevelopment Plan for the Monument Park Project

Whereas Washtenaw County established the Washtenaw county Brownfield Redevelopment Authority under PA 381 of 1996 to encourage the redevelopment of contaminated, functionally obsolete, or blighted property by providing economic incentives through tax increment financing; and

Whereas the vacant parcel of land at 8031 Main, Dexter, Michigan is eligible for Brownfield designation; and

Whereas the Brownfield project investors intend to purchase the property and redevelop it for use as a mixed-use commercial and office development along with associated site amenities such as parking and landscaping; and

Whereas the phase of the project that is the basis for this plan will include between

19,800 and 22,000 square feet of construction and the overall estimated investment for the portion of the project that is the basis for the plan is approximately \$2.8 million ; and

Whereas a plan has been created for the purpose of facilitating redevelopment of the property and to allow application for a state of Michigan Brownfield Redevelopment Single Business Tax Credit.

Motion Semifero, support Carson that the Village of Dexter does hereby concur with the provisions of the Monument Park, LLC Brownfield Redevelopment Plan.

Ayes: Keough, Semifero, Walters, Carson, Fisher, Cousins, Seta

Nays: None.

Motion carries.

Fisher left table at 8:55, returned at 8:56

2. Consideration of: RESOLUTION DECLARING THE INTENT OF THE COUNCIL OF THE VILLAGE OF DEXTER TO VACATE CERTAIN PUBLIC RIGHT OF WAYS

Motion Walters, support Semifero to approve a resolution declaring the intent of the Council of the Village of Dexter to vacate certain public right of ways as identified in the text prepared by KEUSCH, FLINTOFT & CONLIN, P.C. and attached hereto

Ayes: Semifero, Walters, Fisher, Carson, Cousins, Keough, Seta.

Nays: None

Motion carries

3 Discussion of HARVEST VALLEY PROPOSAL

A heated discussion ensued.

O. ADJOURNMENT

Motion Semifero, support Carson to adjourn at 9:45.

Motion carries unanimously

Respectfully submitted,

David F Boyle, Village Clerk

Approved for Filing: _____

Donna Dettling

From: Ron Thomas [RThomas@MAVD.com]
Sent: Monday, March 21, 2005 10:04 AM
To: deureste@villageofdexter.org
Cc: Rob Aldrich; Mark Melchi
Subject: Pre-Arranged Participation at Council - 3/28/2005

Dear Ms. Dettling,

Please consider this e-mail as an official request to be placed on the next (3/28/2005) Council Agenda under Pre-Arranged Participation regarding the Boulder Park II Site Plan.

Please let me know if you are able to comply with our request

Sincerely,

Ron Thomas, AIA

Ronald Thomas, AIA
MAVDevelopment
734 930 6700
734-929-1004 direct
734 930 6701 fax
rthomas@mavd.com
www.mavd.com

3/21/2005

VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092

deureste@villageofdexter.org

Phone (734)426-8303

Fax (734)426-5614

MEMO

To: President Seta and Council
From: Donna Dettling, Village Manager
Date: March 28, 2005
Re: RESOLUTION Ann Arbor Fabrication, Inc.,
Request for Tax Exemption Certificate

RECEIVED 3-28-05
F-1

The Resolution approving the application from Ann Arbor Fabrication, Inc., for an Industrial Facilities Exemption Certificate is being considered after the close of the public hearing.

Below is a list of documents for your review.

1. The Resolution
2. The Application Form (1012)
3. The Evaluation Form
4. A Taxable Value worksheet

The applicant will be available at the meeting to answer questions about the project.

Please, contact me with questions or concerns, if possible prior to the Council meeting.

Thanks,

RESOLUTION # -2005

**RESOLUTION APPROVING THE APPLICATION
FROM ANN ARBOR FABRICATION, INC., FOR AN
INDUSTRIAL FACILITIES EXEMPTION
CERTIFICATE FOR CONSTRUCTION**

The following resolution was offered by Member _____ and supported by Member _____

WHEREAS, pursuant to P.A. Act 198 of 1974, M.C.L. 207.551 et seq., after duly noticed public hearing held on May 26, 1987, the Council by resolution established the Dexter Business and Research Park Industrial Development District; and

WHEREAS, *Ann Arbor Fabrication, Inc.*, has filed an application for an Industrial Facilities Exemption Certificate with respect to *finishing the interior construction of an existing 9,520 square feet of their facility* located in the Dexter Business and Research Park Industrial Development District; and

WHEREAS, before acting on said application, the Village of Dexter held a hearing on March 28, 2005, at the Dexter Senior Center, 7720 Dexter-Ann Arbor Street, Dexter Michigan at 7:30 p.m., at which the applicant, the Assessor and a representative of each of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, *the finishing of the interior of the existing 9,520 square feet of their facility* had not begun earlier than six (6) months before January 14, 2005 the date of the acceptance of the application for the Industrial Facilities Exemption Certificate; and

WHEREAS, *completion of the proposed investment* is calculated to and will at the time of issuance of the certificate have the reasonable likelihood to retain, create or prevent the loss of employment in the Village of Dexter; and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the Village of Dexter, after granting this certificate, will exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property this exempted.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF DEXTER THAT:

- 1 The Council finds and determines that the granting of the Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 and Act No. 255 of the Public Acts of 1978, shall not have the effect of substantially impeding the operation of the Village of Dexter, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the Village of Dexter.

RESOLUTION # -2005

Page 2 of 2

- 2 The application of *Ann Arbor Fabrication, Inc., Inc.* for an Industrial Facilities Exemption Certificate with respect to *the finishing of the interior of the existing 9,520 square feet in their facility* located at the following address situated within the Dexter Business and Research Park Industrial Development District, to wit

2355 Bishop Circle West, Dexter MI 48130

be approved as submitted

- 3 The Industrial Facilities Exemption Certificate when issued shall be and remain in full force and effect for a period of 3 *(three) years*. The applicant shall remain within the Village of Dexter during the period of time for which the abatement has been approved. If the applicant relocates within this period of time, the applicant shall pay to the affected taxing units an amount equal to those taxes it would have paid had the abatement not been in effect

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

RESOLUTION DECLARED ADOPTED

THIS 28th DAY OF MARCH, 2005

David F. Boyle, Village Clerk

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Council of the Village of Dexter, County of Washtenaw, State of Michigan, at a regular meeting held on the 28th day of March 2005, with a duly noticed public hearing held on March 28, 2005

David F. Boyle, Village Clerk

Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of P.A. 198 of 1974 as amended Filing is mandatory

INSTRUCTIONS: File the original and two copies of this form and the required attachments (three complete sets) with the clerk of the local government unit. The State Tax Commission (STC) requires two complete sets (one original and one copy) One copy is retained by the clerk. If you have any questions regarding the completion of this form or would like to request an informational packet, call (517) 373-3272.

To be completed by Clerk of Local Government Unit	
Signature of Clerk	Date received by Local Unit 1-14-2005
STC Use Only	
Application Number	Date Received by STC

APPLICANT INFORMATION

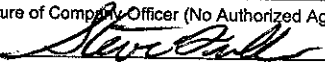
All boxes must be completed.

1a Company Name (Applicant must be the occupant/operator of the facility) Ann Arbor Fabrication, Inc.		1b Standard Industrial Classification (SIC) Code - Sec 2(10) (Four Digit Code) 3499	
1c Location of Facility (Street, City, State, ZIP Code) 2355 Bishop Circle West, Dexter, MI 48130		1d Name of City/Township/Village (Indicate which) Village of Dexter	1e County Washtenaw
2 Type of Approval Requested <input type="checkbox"/> New (Sec 2(4)) <input checked="" type="checkbox"/> Speculative Building (Sec 3(8)) <input type="checkbox"/> Research and Development (Sec 2(9))		3a School District where facility is located Dexter 3b School Code 81050	
		4 Amount of years requested for exemption (1-12 Years) 3 years	
5 Thoroughly describe the project for which exemption is sought: Real Property (Type of Improvements to Land, Building, Size of Addition); Personal Property (Explain New Used, Transferred from Out-of-State, etc.) and Proposed Use of Facility (Please attach additional page(s) if more room is needed). The company manufactures structural steel components for the construction industry. Construction will consist of finishing the interior construction of 9,520 sqft of the remaining "spec" space.			
6a Cost of land and building improvements (excluding cost of land) * Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun		\$205,000.00 Real Property Costs	
6b. Cost of machinery, equipment, furniture and fixtures * Attach itemized listing with month day and year of beginning of installation plus total costs		\$0.00 Personal Property Costs	
6c Total Project Costs		\$205,000.00 Total of Real & Personal Costs	
7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.			
Real Property Improvements		Begin Date (M/D/Y) 10/1/04	End Date (M/D/Y) 10/1/06
Personal Property Improvements			
		<input type="checkbox"/> Owned	<input checked="" type="checkbox"/> Leased
		<input type="checkbox"/> Owned	<input type="checkbox"/> Leased
8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes applicant must attach a signed MEDC Letter of Commitment to receive this exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
9 Number of existing jobs at this facility that will be retained as a result of this project 37		10. Number of new jobs at this facility expected to be created within two years of project completion 2	
11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of valuation for the entire plant rehabilitation district. The SEV data below must be as of December 31 of the year prior to the rehabilitation a SEV of Real Property (excluding land) b SEV of Personal Property (excluding inventory) c Total SEV			
12a Check the type of District the facility is located in: <input checked="" type="checkbox"/> Industrial Development District <input type="checkbox"/> Plant Rehabilitation District			
12b Date district was established by local government unit		12c Is this application for a speculative building (Sec 3(8))? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

APPLICANT CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974 as amended, being Sections 207.551 to 207.572 inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

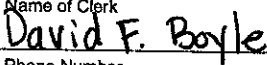
13a. Preparer Name Timothy Robinson	13b. Phone Number (734) 761-9317	13c. Fax Number (734) 761-9062	13d. E-mail Address trobinson@wdc-econdev.com
14a. Name of Contact Person Pam Dalton	14b. Phone Number (734) 424-0568	14c. Fax Number (734) 424-0672	14d. E-mail Address Pam.dalton@wse1.com
15a. Name of Company Officer (No Authorized Agents) Steve Fuller			
15b. Signature of Company Officer (No Authorized Agents) 			15c. Date 11/14/09
15d. Mailing Address (Street, City, State, ZIP) 2355 Bishop Circle West, Dexter, MI 48130		15e. Phone Number (734) 424-0674	15f. E-mail Address Steve.fuller@wse1.com

LOCAL GOVERNMENT ACTION & CERTIFICATION

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal

16. Action taken by local government unit <input type="checkbox"/> Abatement Approved for _____ Years (1-12) After Completion <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Denied (Include Resolution Denying)		16b. The State Tax Commission Requires the following documents be filed for an administratively complete application: Indicate N/A if Not Applicable <input type="checkbox"/> 1 Original Application plus attachments and one complete copy <input type="checkbox"/> 2 Resolution establishing district <input type="checkbox"/> 3 Resolution approving/denying application <input type="checkbox"/> 4 Letter of Agreement (Signed by local unit and applicant) <input type="checkbox"/> 5 Affidavit of Fees (Signed by local unit and applicant) <input type="checkbox"/> 6 Building Permit for real improvements if project has already begun <input type="checkbox"/> 7 Equipment List with dates of beginning of installation <input type="checkbox"/> 8 Form 3222 (if applicable) <input type="checkbox"/> 9 Speculative building resolution and affidavits (if applicable)
16a. Documents Required to be on file with the Local Unit Indicate N/A if Not Applicable <input type="checkbox"/> 1 Notice to the public prior to hearing establishing a district. <input type="checkbox"/> 2 Notice to taxing authorities of opportunity for a hearing <input type="checkbox"/> 3 List of taxing authorities notified for district and application action. <input checked="" type="checkbox"/> 4 Lease Agreement showing applicants tax liability		
17. Name of Local Government Body Village of Dexter		18. Date of Resolution Approving/Denying this Application

Attached hereto is an original and one copy of the application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time.

19a. Signature of Clerk 	19b. Name of Clerk David F. Boyle	19c. E-mail Address None
19d. Clerk's Mailing Address (Street, City, State, ZIP) 8140 Main Street	19e. Phone Number 734-426-8303 x 11	19f. Fax Number 734-426-5614

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year

Local Unit: Mail one original and one copy of the completed application and all required attachments to:

State Tax Commission
Michigan Department of Treasury
P.O. Box 30471
Lansing, MI 48909-7971

STC USE ONLY			
LUCI Code	Begin Date	End Date	End Date2

Instruction for Form 1012, Industrial Facilities Tax Exemption (IFT) Application

The completed original application form 1012 (formerly L-4380) and all required attachments, plus two additional copies, **MUST** be filed with the clerk of the local unit of government where the facility is or will be located. Complete applications must be received by the State Tax Commission by October 31 to ensure processing and certification for the following tax year. Applications received after the October 31 deadline will be processed as expeditiously as possible.

Please note that attachments listed on the application in number 16a are to be retained by the local unit of government, and attachments listed in number 16b are to be included with the application when forwarding to the State Tax Commission (STC).

(Before commencement of a project the local unit of government must establish a district, or the applicant must request in writing a district be established, in order to qualify for an IFT abatement. Applications and attachments must be received by the local unit of government within six months of commencement of project.)

The following information is required on separate documents attached to form 1012 by the applicant and provided to the local unit of government (city, township or village) in triplicate. (Providing an accurate school district where the facility is located is vital.):

1. Legal description of the real property on which the facility is or will be located. Also provide property identification number if available.
2. Personal Property Requirements: Complete list of new machinery, equipment, furniture and fixtures which will be used in the facility. The list should include description, beginning date of installation or expected installation by month/day/year, and costs or expected costs. Detail listing of machinery and equipment must match amount shown on question 6b of the application. Personal property applications must have attached a certified statement/affidavit as proof of the beginning date of installation.
3. Real Property Requirements: Proof of date the construction started (groundbreaking). Applicant must include one of the following if the project has already begun; building permit, footings inspection report, or certified statement/affidavit from contractor indicating exact date of commencement.
4. Complete copy of lease agreement as executed, if

applicable, verifying lessee (applicant) has direct ad valorem real and/or personal property tax liability. The applicant must have real and/or personal property tax liability to qualify for an IFT abatement on leased property. If applying for a real property tax exemption on leased property, the lease must run the full length of time the abatement is granted by the local unit of government.

The following information is required of the local unit of government: (Please note that only items 2, 4, 5, 6, & 7 when applicable, are forwarded to the State Tax Commission with the application, along with items 2 & 3 from above. The original and one complete copy are required by the STC. The remaining items are to be retained at the local unit of government for future reference. The local unit must verify that the school district listed on all IFT applications is correct.)

1. A copy of the notice to the general public and the certified notice to the property owners concerning the establishment of the district
2. Certified copy of the resolution establishing the Industrial Development District (IDD) or Plant Rehabilitation District (PRD), which includes a legal description of the district. If the district was not established prior to the commencement of construction, the local unit shall include a certified copy or date stamped copy of the filing of the request to establish the district.
3. Copy of the notice and the certified letters to the taxing authorities regarding the hearing to approve the application.
4. Certified copy of the resolution approving the application. The resolution must include the number of years the local unit is granting the abatement and the statement "the granting of the Industrial Facilities Exemption Certificate shall not have the effect of substantially impeding the operation of (governmental unit), or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in (governmental unit).
5. Letter of Agreement (signed by the local unit of government and the applicant per P.A. 334 of 1993).
6. Affidavit of Fees (signed by the local unit of government and the applicant), (Bulletin 3, January 16, 1998). This statement may be incorporated into the Letter of Agreement.

7. Treasury Form 3222 (if applicable) - Fiscal Statement for Tax Abatement Request.

The following information is required for rehabilitation applications in addition to the above requirements:

1. A listing of existing machinery, equipment, furniture and fixtures which will be replaced or renovated. This listing should include description, beginning date of installation or expected installation by month/day/year, and costs or expected costs.
2. A rehabilitation application must include a statement from the Assessor showing the taxable valuation of the plant rehabilitation district, separately stated for real property (EXCLUDING LAND) and personal property only applications should have attached a certified statement or affidavit as proof of the date personal property installation commenced.

The following information is required for speculative building applications in addition to the above requirements:

1. A certified copy of the resolution to establish a speculative building.
2. A statement of non-occupancy from the owner and the assessor.

INFORMATION FOR TAX ABATEMENT FOR

Ann Arbor Fabrication, Inc.

Legal Description of Property

2355 Bishop Circle West
Dexter, MI 48130

CONSTRUCTION BREAKDOWN

Sitework	\$0
Structure	\$56,474
Electrical	\$65,110
Mechanical	\$65,446
General Conditions	\$18,728
Total for Construction	\$205,758

LEASE OF BUSINESS PREMISES

Agreement made on February 1 20 05, between:

Ann Arbor Fabrication, Inc.

(Name(s) of Tenant)

2355 Bishop Circle West

(Address)

Dexter

(City)

Washtenaw

(County)

MI

(State)

KCM Properties LLC

(Name(s) of Landlord)

2355 Bishop Circle West

(Address)

Dexter

(City)

Washtenaw

(County)

MI

(State)

In consideration of the mutual covenants contained herein, the parties agree as follows:

SECTION ONE - DESCRIPTION OF PREMISES - Landlord leases to tenant the

premises located at 2355/2375 Bishop Circle

(Address)

Dexter

(City)

Washtenaw

(County)

MI

(State)

and described more particularly as follows: Lot #31/32

(Insert Legal Description)

of the Dexter Research and Industrial Park

SECTION TWO - TERM- The term of this lease is 5 years, beginning on

(Number)

February 1, 20 05, and terminating on February 28, 20 10

(Month & day)

(Year)

(Month & Day)

(Year)

LEASE OF BUSINESS PREMISES

SECTION THREE - RENT - The total rent under this lease is One Million Fifty
(Amount)
Thousand Dollars (\$ 1,050,000.00). Tenant shall pay
landlord

that amount in installments of Seventeen Thousand Five Hundred Dollars
(Amount)
(\$ 17,500.00) each month, beginning on February 1, 20 05, with
(Month & Day) (Year)

succeeding payments due on the 1st day of each month thereafter during the
(Number)
term of the lease.

SECTION FOUR - USE OF PREMISES - The premises are to be used for the purposes
of Steel Fabrication Shop/Office
(Specify Purpose)

Tenant shall restrict its use to such purposes, and shall not use or permit the use of the
premises for any other purpose without the written consent of the Landlord

SECTION FIVE - RESTRICTIONS ON USE - Tenant shall not use the premises in any
manner that will increase risks covered by insurance on the premises and result in an
increase in the rate of insurance or a cancellation of any insurance policy, even if such
use may be in furtherance of Tenant's business purposes. Tenant shall not keep, use, or
sell anything prohibited by an policy of fire insurance covering the premises, and shall
comply with all requirements of the insurers applicable to the premises necessary to keep
in force the fire and liability insurance.

SECTION SIX - WASTE, NUISANCE, OR UNLAWFUL ACTIVITY - Tenant shall not
allow any waste or nuisance on the premises, or use or allow the premises to be used for
any unlawful purpose.

SECTION SEVEN - DELAY IN DELIVERING POSSESSION - This lease shall not be
rendered void or voidable by the inability of Landlord to deliver possession to Tenant on
the date set forth in SECTION TWO, and Landlord shall not be liable to Tenant for any
loss or damage suffered by reason of such a delay; provided however, that Landlord does

LEASE OF BUSINESS PREMISES

deliver possession no later than March 1, 20 05. In the event of a
(Month & Day) (Year)
delay in delivering possession, the rent for the period of such delay will be deducted from
the total rent due under the lease. No extension of the lease shall result from a delay in
delivering possession.

SECTION SEVEN – PROPERTY TAX – Tenant shall be responsible for payment of
property tax Ad Val Rum.

SECTION EIGHT - UTILITIES - Tenant shall be responsible for paying the following
utilities or services connected with the premises (Check those that apply)”

X Water

X Phone

X Sewer

X Trash Pick Up

X Electricity

Other: _____

X Gas

Other: _____

NOTE: Tenant shall pay for 50 of the total of these costs charged to the entire facility
(%)

identified as Lots 31 and 32
Property Address

SECTION NINE - REPAIRS & MAINTENANCE - Tenant shall maintain the premises
and keep them in good repair at Tenant's expense, except the side and rear exterior walls
and roof which will be maintained in good condition by Landlord. Tenant shall maintain
and repair windows, doors, skylights, adjacent sidewalks, the building front and exterior
walls.

SECTION TEN - DELIVERY, ACCEPTANCE, AND SURRENDER OF PREMISES -
Landlord represents that the premises are in fit condition for use by Tenant. Acceptance
of the premises by tenant shall be construed as recognition that the premises are in good
state of repair and in sanitary condition. Tenant shall surrender the premises at the end of

LEASE OF BUSINESS PREMISES

the lease term, or any renewal thereof, in the same condition as when Tenant took possession, allowing for reasonable use and wear, and damage by acts of God, including fires and storms. Before delivery, Tenant shall remove all business signs placed on the premises by Tenant and restore the portion of the premises on which they were placed on the same condition as when received

SECTION TWELVE - ENTRY ON PREMISES BY LESSOR - Landlord reserves the right to enter on the premises at reasonable times to inspect them, perform required maintenance and repairs, or make additions, alterations, or modifications to any part of the building in which the premises are located, and Tenant shall permit Landlord to do so. Landlord may erect scaffolding, fences, and similar structures, post relevant notices, and place moveable equipment in connection with making alternations, additions, or repairs, all without incurring liability to tenant for disturbance of quiet enjoyment of the premises, or loss of occupation thereof.

SECTION THIRTEEN - SIGNS, AWNINGS, AND MARQUEES INSTALLED BY TENANT - Tenant shall not construct or place signs, awnings, marquees, or other structures projecting from the exterior of the premises that, in the opinion of landlord, are offensive or otherwise objectionable. If tenant fails to remove such signs, displays, advertisements, or decorations within _____ days after receiving written notice from the landlord to remove them, landlord reserves the right to enter the premises and remove them at the expense of tenant.

SECTION FOURTEEN - BUSINESS SALE SIGNS - Tenant shall not conduct "Quitting Business," "Lost Our Lease," "Bankruptcy," or other sales of that nature on the premises without the written consent of landlord.

SECTION FIFTEEN - NONLIABILITY OF LANDLORD FOR DAMAGES - Landlord shall not be liable for liability or damage claims for injuries to persons or property from any cause relating to the occupancy of the premises during the term of this lease or any

LEASE OF BUSINESS PREMISES

extension thereof. Tenant shall indemnify landlord from any injuries or losses of this nature.

SECTION SIXTEEN - LIABILITY INSURANCE - Tenant shall procure and maintain in force at tenant's expense during the term of this lease and any extension thereof public liability insurance with insurers and through brokers approved by landlord. Such coverage shall be adequate to protect against liability for damage claims through public use of or arising out of accidents occurring in or and around the leased premises, in a minimum amount of _____ Dollars (_____) for each person injured, _____ Dollars (_____) for any one accident, and _____ Dollars (_____) for property damage. The insurance policies shall provide coverage for contingent liability of landlord on any claims or losses. The policies shall be delivered to landlord for keeping. Tenant shall obtain a written obligation from the insurers to notify landlord in writing at least _____ days prior to cancellation or refusal to renew any policy. If the insurance policies are not kept in force during the entire term of this lease or any extension thereof, landlord may procure the necessary insurance and pay the premium therefore, and the premium shall be repaid to landlord as an additional rent installment for the month following the date on which the premiums were paid by landlord.

SECTION SEVENTEEN - ASSIGNMENT, SUBLEASE, OR LICENSE - Tenant shall not assign or sublease the premises, or any right or privilege connected therewith, or allow any other person except agents and employees of tenant to occupy the premises or any part thereof without first obtaining the written consent of landlord. A consent by landlord shall not be a consent to a subsequent assignment, sublease, or occupation by other persons. An unauthorized assignment, sublease, or license to occupy by tenant shall be void and shall terminate the lease at the option of landlord. The interest of tenant in this lease is not assignable by operation of law without the written consent of landlord.

LEASE OF BUSINESS PREMISES

SECTION EIGHTEEN - BREACH - the appointment of the receiver to take possession of the assets of tenant, a general assignment for the benefit of the creditors of tenant, any action taken or allowed to be taken by tenant under any bankruptcy act, or the failure of tenant to comply with each and every term and condition of this lease shall constitute a breach of this lease. Tenant shall have _____ days after receipt of written notice from landlord of any breach to correct the conditions specified in the notice, or if the corrections cannot be made within the _____ day period, tenant shall have a reasonable time to correct the default if action is commenced by tenant within _____ days after receipt of the notice

SECTION NINETEEN - REMEDIES OF LANDLORD FOR BREACH BY TENANT - Landlord shall have the following remedies in addition to other rights and remedies in event tenant breaches this lease agreement and fails to make corrections as set forth in Section Eighteen:

1. Landlord may re-enter the premises immediately and remove the property and personnel of tenant, store the property in a public warehouse or at a place selected by landlord, at the expense of tenant.
2. After re-entry landlord may terminate the lease on giving _____ days' written notice of termination to tenant. Without such notice, re-entry will not terminate the lease. On termination landlord may recover from tenant all damages proximately resulting from the breach, including the cost of recovering the premises and the part of the balance of this lease over the reasonable rental value of the premises for the remainder of the lease term, which sum shall be immediately due landlord from tenant.
3. After re-entering, landlord may re-rent the premises or any part thereof for any term without terminating the lease, at such rent and on such terms as landlord may choose. Landlord may make alterations and repairs to the premises. The duties and liabilities of the parties if the premises are re-rented as provided herein shall be as follows:
 - a.) In addition to tenant's liability to landlord for breach of the lease, tenant shall be liable for all expenses of re-entering for the alterations and repairs made, and for the difference between the rent received by landlord under the new lease agreement

LEASE OF BUSINESS PREMISES

and the rent installments that are due for the same period under this lease.

b.) Landlord at landlord's option shall have the right to apply rent received from re-entering the premises (1) to reduce tenant's indebtedness to landlord under the lease, not including indebtedness for rent, (2) to expenses of re-entering and alterations and repairs made, (3) to rent due under this lease, or (4) to payment of future rent under this lease as it becomes due.

If the new tenant does not pay a rent installment promptly to landlord, and the rent installment has been credited in advance of payment to the indebtedness of tenant other than rent, or if rentals from the new tenant have been otherwise applied by landlord as provided for herein, and during any rent installment period, are less than the rent payable for the corresponding installment period under this lease, tenant shall pay landlord the deficiency, separately for each rent installment deficiency period, and before the end of that period. Landlord may at any time after such re-renting terminate the lease for the breach on which landlord based the re-entry and re-rented the premises.

4. After re-entry, landlord may procure the appointment of a receiver to take possession and collect rents and profits of the business of tenant, and, if necessary, to collect the rents and profits the receiver may carry on the business of tenant and take possession of the personal property used in the business of tenant, including inventory, trade fixtures, and furnishings and use them in the business without compensating tenant. Proceedings for appointment of a receiver and the conduct of the business of tenant by the receiver shall not terminate and forfeit this lease unless landlord has given written notice of termination to tenant as provided herein.

SECTION TWENTY - ATTORNEYS' FEES - If landlord files an action to enforce any agreement contained in this lease, or for breach of any covenant or condition, tenant shall pay landlord reasonable attorneys' fees for any litigation, all fees to be fixed by the court.

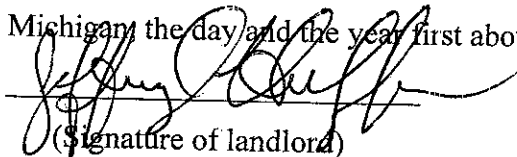
SECTION TWENTY-ONE - CONDEMNATION - Eminent domain proceedings resulting in the condemnation of a part of the premises leased herein, but leaving the

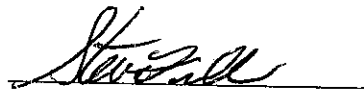
LEASE OF BUSINESS PREMISES

remaining premises usable by tenant for the purpose of business, will not terminate this lease unless landlord, at landlords option, terminates the lease by giving written notice of termination to tenant. The effect of any condemnation, where the option to terminate is not exercised, will be to terminate the lease as to the portion of the premises condemned, and the lease of the remainder of the demised premises shall remain intact. The rental for the remainder of the lease term shall be reduced by the amount that the usefulness of the premises has been reduced for the business purposes of tenant. Tenant hereby assigns and transfers to landlord any claim tenant may have to compensation for damages as a result of any condemnation. (Except for loss of business damage)

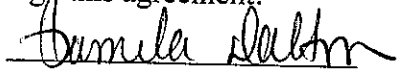
SECTION TWENTY-TWO - OPTION TO RENEW - Landlord grants to tenant any option to renew this lease for five years at a rental of Twenty thousand five hundred Dollars (\$ 20,500) per month, with all other terms and conditions of the renewal lease to be the same as those herein. To exercise this option to renew, tenant must give landlord written notice of intention to do so at least 90 days before this lease expires.


In witness whereof, the parties have executed this lease in the Village of Dexter, State of Michigan, the day and the year first above written.


(Signature of landlord)


(Signature of tenant)

If required by state law, two witnesses for landlord and two witnesses for tenant should sign this agreement:


(Witness for landlord)


(Witness for tenant)

(Witness for landlord)

(Witness for tenant)

LEASE OF BUSINESS PREMISES

ADDENDUM TO LEASE

DATE

4/1/01

I. Tenant Improvements

Landlord hereby consents to allow tenant to make certain alterations and or improvements to the interior of the leased premises. Landlord reserves the right to review and approve or make changes to plans which are to be submitted to the landlord prior to any work. Tenant agrees to perform all work in accordance with applicable building codes and or zoning ordinances. The consent of the landlord shall not be unreasonably withheld. All improvements made by the tenant to said leased premises shall become part thereof and shall remain the property of the landlord.

Landlord shall reserve the right to request a deposit from the tenant to cover the cost of removing certain improvement and restoration to its original condition, if landlord determines improvements to be deleterious to future use of leased premises. Said deposit shall be jointly held in an escrow account and shall bear interest payable to the tenant.

II. Security Deposit

Lessee shall, upon signing this lease, deposit with the landlord the sum of Thirteen Thousand Three Hundred Thirty Three Dollars (\$35,000.00) which shall be held by the landlord as security for the faithful performance by the lessee of all the terms, covenants and conditions of this lease.

III. Late Charges

If rental payments are not made by the lessee within 15 days of the due date, a late charge of 18% per annum will be charged for all such overdue amounts.

IV. Right of First Refusal

Tenant shall be granted right of First Refusal on any additional space in the building

LEASE OF BUSINESS PREMISES

as it may become available. Upon notice of landlord, tenant shall have 7 days to respond.

V Signage

Tenant shall be given the right to use a pro rata share of the front yard sign (35% of total signage.) No other exterior sign shall be installed without the written consent of landlord.



Washtenaw County Building Department

705 North Zeeb Road, P.O. Box 8645, Ann Arbor, Michigan 48107-8645

Phone (734) 222-3900 Fax (734) 222-3930

Striving to be the Finest Building Department in the State of Michigan

www.eWashtenaw.org

BLD

PRJ2005-00042

ISSUE DATE:

1/11/05

Building Permit # BLD2005-00053

for Parcel Number: HD-08-07-125-031

located at 2375 BISHOP CIRCLE WEST

in Dexter Vil, Scio Twp

PROJECT NAME: INTERIOR REMODEL

PROJECT DESCRIPTION: EXPAND OFFICE AREA BY 40 X 70 AND SHOP AREA 53 X 118 3 BARRIER FREE BATHRMS ROUGH PLUMB FOR 4 TH BATH LUNCHRM AND OFFICES

Directions to site: DAN HOEY TO BISHOP CIRCLE RIGHT TO BISHOP CIRCLE WEST

Owner:

KCM PROPERTIES LLC
5277 JACKSON RD
ANN ARBOR, MI 48103
PH1 734-769-3166

Primary Applicant:

REF-BUILDING CONTRACTOR

Contractor:

VANSTON/O'BRIEN INC
5277 JACKSON ROAD
ANN ARBOR, MI 48103
License No : 734-769-3166
Expiration :
PH1 734-769-3166
FAX 734-769-1344

To perform the following work:

Type of building use: **Business**
Bedrooms / Baths / Half Baths: / /
Waste Disposal: **Municipal**
Water Supply: **Municipal**
Health Waiver: **No**
ESC Waiver: **No**
ESC Permit #

437

Dwelling Units : 1 Number of stories:

Square Feet (First Floor) : **9,303**

(Second Floor) :

(Basement) :

Type of construction: **Alteration - Structural**
Construction Type: **2B NonCombust Type 2 Protected**
Occupancy Group / Load - Grp 1 **F-1 / 12**
Occupancy Group / Load - Grp 2 /
Estimated Cost of Construction : **\$ 175,000.00**
Code Version : **2003**

Attached Garage :

Decks :

Mech Fireplaces :

Masonry Fireplaces :

Type of Basement :

Type of Foundation :

Public Pool:

Food Service :

Hazardous Material:

Fees Paid as of 1/11/05

Type	By	Date	CK/CC No	Amount
Permit Fee	NS	1/11/2005		\$1,099.00
Plan Review Fee	NS	1/10/2005		\$60.00
Bldg. GIS Fee	NS	1/11/2005		\$5.00
Certificate of Occupancy	NS	1/11/2005		\$50.00
Total Fees Paid:				\$1,214.00

Minimum Inspections Required Include:

PAID FOR Sub Soil Inspection
PAID FOR Rough Frame Inspectio
PAID FOR Insulation Inspection
PAID FOR Final Building Inspec
Additional Inspections are \$45 per inspection.

Please note that all permits expire six (6) months from the date of the last inspection.



Scott McDaniel

Issued By:

VILLAGE OF DEXTER – Community Development Office

8140 Main Street, Dexter, Michigan 48130-1092

Phone (734)426-8303 ext 15

Fax (734)426-5614

January 5, 2005

Deb Schmidt
Washtenaw County Building Department
705 North Zeeb Road
Ann Arbor, MI 48103

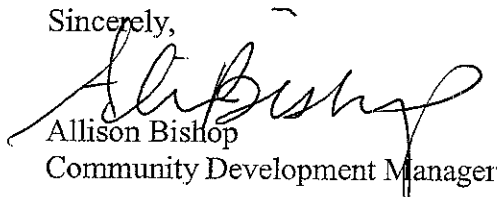
Dear Mrs. Schmidt,

The property located at 2375 Bishop Circle West, Tax ID HD-08-07-125-031, within the Village of Dexter is planning an interior remodel (see enclosed letter) of an existing building. The Village of Dexter has no formal requirements for this type of improvement; therefore please let this letter serve as notification of preliminary and final zoning compliance.

Please feel free to contact me if you have any questions

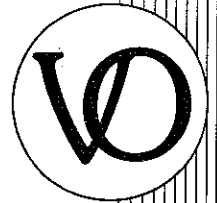
Thank you.

Sincerely,



Allison Bishop
Community Development Manager

CC: Don Dettling, DAFD



January 5, 2005

Ms. Allison Bishop
Village of Dexter
8140 Main St.
Dexter, MI 48130

Re: 2375 Bishop Circle West
Interior Improvements

Dear Ms. Bishop,

With reference to our recent request for a zoning compliance for proposed improvements at the above address, please consider the following additional information as requested.

As identified on the plans previously submitted we are proposing to construct interior improvements at portions of the existing building located at 2375 Bishop Circle West. The work shall consist of approximately 2800 sq. ft. of new office area and approximately 6400 sq. ft. of new warehouse area.

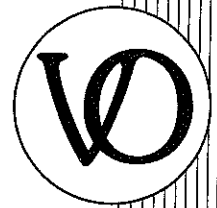
This new space shall be used as expansion an area for Ann Arbor Fabrication, currently occupying the south half of the building. In addition to this expanded use for steel fabrication, this space shall also be occupied for use by Vanston/O'Brien, Inc., a sister company of Ann Arbor Fabrication.

Vanston/O'Brien shall occupy portions of the new office and warehouse for use as a contractor's establishment (moderate hazard storage use).

The shared use of these newly improved areas is proposed in order for these two companies to consolidate and share common resources.

Please understand that the principle use of this new facility shall be for fabrication and storage of steel components and secondary use for offices and storage of contractor's equipment.

Please consider the above additional information determining compliance with current zoning regulations.



Please contact me if you require any further information in this matter.

Sincerely,

David Hughes /KH

David Hughes
Vanston/O'Brien Inc.

cc: Jeff Huffman, KCM Properties
Steve Fuller, KCM Properties

**VILLAGE OF DEXTER
P.A. 198 INDUSTRIAL FACILITIES EXEMPTION
TAX ABATEMENT FORM
REAL PROPERTY**

Company: Ann Arbor Fabrication, Inc.

SECTION 1. REAL PROPERTY INVESTMENT

A. Real Property

1 Land

If the land was purchased from the Village at a discount
What was the discount per acre? \$ _____

Subtract (1) point for each \$1,000 discount (per acre)
below established price per acre.

0
(Negative)

2 Building

If the building was purchased from the Village at a discount,
What was the discount? \$ _____

Subtract (1) point for each \$1000 discount below established price

0
(Negative)

3 Building and Site Improvements

Cost of land improvements: \$
Cost of building improvements: \$205,000
Total \$205,000

Add (1) point for each \$33,000 of the first \$1,000,000 in real property investment.

6
(Max 30)

Add (1) point for each \$57,000 of the remaining real property investment.

0
(Max 35)

Total Section 1 Points 6
(Max 65)

**VILLAGE OF DEXTER
P.A. 198 INDUSTRIAL FACILITIES EXEMPTION
TAX ABATEMENT FORM
REAL PROPERTY**

Company: Ann Arbor Fabrication, Inc.

SECTION 2. EMPLOYMENT

A. Jobs

1	Number of Jobs retained	<u>37</u>	X	0.5	=	<u>18.50</u> (Max 25)
2	Number of New Jobs	<u>2</u>	X	0.5	=	<u>1</u> (Max 25)
Total Section 2 Points						<u>19.50</u> (Max 25)

SECTION 3. AESTHETIC & PRACTICAL FEATURES

- A.** The Dexter Village Planning Commission will evaluate the approved final site plan for aesthetic and practical features and award points based on the scale below

Exemplary (2) points Well Designed (1) point Adequate (0) points

Building architecture & site compatibility	<u> </u>
Building exterior construction materials	<u> </u>
Landscaping & screening	<u> </u>
Exterior lighting & identification	<u> </u>
Traffic flow, safety & efficiency	<u> </u>

Total Section 3 Points **0**
(Max 10)

**VILLAGE OF DEXTER
P.A. 198 INDUSTRIAL FACILITIES EXEMPTION
TAX ABATEMENT FORM
REAL PROPERTY**

Company: Ann Arbor Fabrication, Inc.

SECTION 3. COMMITMENT TO COMMUNITY

For businesses with existing operations in the Village OR Dexter school district the following BONUS points will be awarded:

How long has the company had ongoing operations in the Village or School District?

Village	<u>41</u>	Months
Dexter School District	<u> </u>	Months

A. Time in Community	Village	School District
For 6 to 36 months add:	2.50	1.20
For 37 to 96 months add:	5.00	2.40
For 97 to 144 months add:	7.50	3.60
For 145 or more months add:	10.00	5.00

Total Section 3 Points	<u>5</u>
	(Max 10)

SECTION 4. COST TO COMMUNITY

- A. 1 Added infrastructure costs directly necessitated by this development (including engineering):

0

If the cost to community is zero then skip this section.

If there are community costs use the following calculation to determine the number of points to subtract.

Total Project Cost: \$		
Total Community Cost	<u>\$0</u>	= <u> </u>

- a. 100 or greater, subtract ZERO points for each point decline below 100.
- b. 99 to 50, subtract 0.2 points for each point decline below 100.
- c. 49 to 30, subtract 0.42 points for each point decline below 100.
- d. 29 to 1, subtract 1.0 point for each point decline below 100.

Total Section 4 Points	<u>0</u>
	(Max -100)

Total Application Points	<u>30.7</u>
	(Max 110)

**VILLAGE OF DEXTER
P.A. 198 INDUSTRIAL FACILITIES EXEMPTION
TAX ABATEMENT FORM**

YEARS OF TAX ABATEMENT ELIGIBILITY

<u>Points</u>	<u>Years</u>
0 - 9	0
10 - 19	1
20 - 29	2
30 - 39	3
40 - 49	4
50 - 59	5
60 - 69	6
70 - 74	7
75 - 79	8
80 - 84	9
85 - 89	10
90 - 94	11
95 - 100 +	12

\$205,758 Investment		\$102,879	Taxable Value
			IFT 50%
Village	14.0216	\$1,443	\$721
Township	0.0968	\$10	\$5
Library	0.4517	\$46	\$23
DCS	8.5000	\$874	\$437
State Ed. Fund	5.0000	\$514	\$257
County	5.5819	\$574	\$287
ISD	3.0552	\$314	\$157
College	3.8343	\$394	\$197
	40.5415		
29.7683			Total savings
			\$2,084.00

3 years \$6,252.00

VILLAGE OF DEXTER – Community Development Office

8140 Main Street, Dexter, Michigan 48130-1092 Phone (734) 426-8303 ext. 15 Fax (734) 426-5614

Memorandum

To: Village Council
Donna Dettling
From: Allison Bishop
Re: Fee Schedule Update – Public Hearing
Date: March 28, 2005

The included Planning and Zoning Fee Schedule has been updated per the Village Council's request at the February 28, 2005 meeting. Changes included adding +\$50.00 per acre to the annexation request fee and additional language in the Deposit Clause.

Please contact me prior to the meeting with questions or concerns.

Thank you,

VILLAGE OF DEXTER

Planning and Zoning Fee Schedule

The following fees represent the amount to be paid by the owner/applicant at the time the application is submitted. The fees are intended to cover the costs incurred by the Village for personnel, publishing, and printing. If a deposit is required, it is intended to cover any and all consultant fees (including engineering, planning, and legal fees). If the deposit collected is not depleted by the consultant fees the balance will be returned to the owner/applicant.

1.	Zoning Compliance Applications	
a)	Residential Home	\$50.00
b)	Multi-Family/Commercial/Industrial/Quasi-Public	\$100.00
b)	Remodel/ <u>Interior Remodel</u> /Deck/Fence	\$25.00
2.	Sign Permit	\$50.00
3.	Zoning Board of Appeals	
a)	Residential	\$250.00
b)	Non-Residential	\$350.00
c)	Meeting attendance by consultant	\$150.00
4.	Rezoning (Zoning Ordinance/Map Amendments)	\$750.00 + \$40.00/acre + Deposit
5.	Special Meeting – Planning Commission	\$600.00
6.	Special Use Application/Permit	\$350.00 + \$5.00/acre
7.	Site Plan Review Fees	
a)	Preliminary	\$500.00 + \$50.00/acre + Deposit
b)	Final	\$800.00 + \$50.00/acre + Deposit
c)	Combined	\$1000.00 \$800.00 + \$50.00/acre + Deposit
8.	PUD Area Plan Review	\$1000.00 \$800.00 + \$50.00/acre + Deposit
	Major or Minor Site Plan Amendment Determination	\$300.00
9.	Subdivision (Plat) Review	
a)	Tentative Preliminary	\$400.00 + \$5.00/lot + Deposit
b)	Preliminary	\$200.00 + \$3.00/lot + Deposit
c)	Final Plat	\$200.00 + \$2.00/lot + Deposit
10.	Conceptual Plan Review	\$50.00/hour
11.0.	Demolition Permit	\$50.00 \$30.00
12.4.	Lot Split/Combination/Boundary Adjustment	\$350.00
13.2.	Annexation Request	\$1000.00 + \$50.00/acre + Deposit
14.	Home Occupation Permit	\$50.00

DEPOSIT* \$2500.00

* Deposit: Covers services of Village Consultant (Engineers and Planners) for plan review, as well as legal fees incurred related to the project. Additional costs beyond the deposit shall be required upon depletion of initial required deposit. The applicant shall receive a refund of any portion of the deposit that is not allocated.

Adopted April 29, 1997
 Amended November 10, 1997
 Amended October 12, 1998
 Amended May 10, 1999
 Amended June 10, 2002
 Amended March 28, 2005

 David Boyle, Village Clerk

VILLAGE OF DEXTER – Community Development Office

8140 Main Street, Dexter, Michigan 48130-1092 Phone (734) 426-8303 ext. 15 Fax (734) 426-5614

3-28-05

Memorandum

ITEM F-3

To: Village Council
Donna Dettling
From: Allison Bishop
Re: Permit and Ordinance to Move Buildings – Public Hearing
Date: March 28, 2005

Included is the Permit and Ordinance to Move Buildings within the Village of Dexter. Per the Village Council's request several amendments have been made and are shown underlined. The amendments include the following:

1. Permit filing deadline of 30 days prior to the date the applicant would like to complete the work.
2. A clause that states the village will return the deposit within 30 days of the final site inspection by the Community Development Office and the Department of Public Services.
3. Requirement that a certificate of insurance, naming the village as an additionally insured, and the Village Hold Harmless form be submitted with the application.

A public hearing has been scheduled for the March 28 Village Council meeting to hear public comment. The ordinance is recommended for adoption by the Community Development Office.

Please contact me prior to the meeting with questions.

Thank you,

CHAPTER ____ BUILDING CODE

ARTICLE I. In General

Section ____-1 Unlawful to move buildings without permit. It shall be unlawful to move a building within the village limits from its foundation to some other location either within or outside of the village, unless approval has been obtained from the Department of Public Services (DPS) Superintendent; provided however, that the in case of used houses or structures shall not be moved into the village with the intention of being temporarily or permanently located therein, unless and until a permit to do so is first obtained from the village council.

Section ____-2 Permits to Move Buildings. Except as otherwise provided in this code, any building in a good condition may be moved from one location to another after a permit has been obtained from the Village of Dexter Department of Public Services Superintendent (DPS) and after payment of the prescribed fee therefore had been made. Such building may be moved upon the public streets when a permit has been obtained from the Village of Dexter DPS approving moving such a building through any such public streets, alleys or other public property.

Section ____-3 Approval of Application. Before a permit shall be issued by the Department of Public Services for the moving of any building or structure through and upon any public street, alley or other public property in the village, the application therefore must be approved by the Fire Inspector Chief, the Washtenaw County Building Department Building Inspector, the Zoning Officer and the Village Manager. Before a permit shall be issued the applicant shall also submit the required Hold Harmless form and copy of the certificate of coverage listing the village as an additionally insured.

Section ____-4 Permits to move buildings.

(a) The permit fees for moving a building or structure from its location on a parcel of land to some other location with or without passing over or going upon a public street or right-of-way shall be as follows:

- (1) Structure moved one-fourth (1/4) mile or under.....\$150.00
- (2) Over one-fourth (1/4) mile\$150.00, plus per additional one-fourth mile.....\$50.00

(b) Prior to the issuance of a moving permit by the Department of Public Services (DPS), approval of the date, time schedule, route, and destination must be obtained from the Dexter Area Fire Department, the Sheriffs Department, all affected Utility Departments, and the Zoning Officer. A cash deposit of \$15,000 must be paid to the Village of Dexter as a cash bond to cover any damage to public property and/or infrastructure on or along such route incurred as a result of moving operations.

BUILDING MOVING PERMIT

* Permit must be filed 30 days prior to work being completed

A Moving Permit is required for moving a building or structure from its location on a parcel of land to some other location with or without passing over or going upon a public street or right-of-way.

In addition to your application, the following is also required:

- ___ A \$15,000 deposit must be paid to the Village of Dexter Department of Public Services as a cash bond to cover any damage to public property on or along proposed route incurred as a result of moving operations. Deposit will be returned within 30 days of completion of project and upon completion of a final inspection by the Community Development Office and the Department of Public Services.

- ___ Village Council approval is required for moving buildings into the Village.

- ___ Deed or other evidence of ownership may be required before a permit will be issued.

- ___ Zoning Approval must be obtained prior to the issuance of the permit, per Section 3.08.A.4 of the Village of Dexter Zoning Ordinance.

- ___ Water and Sewer connection arrangements taps must be made obtained prior to relocating the structure.

- ___ Submittal of a Village Hold Harmless form and copy of the certificate of coverage listing the village as an additionally insured.

Separate applications are required for separate premises

The following inspections are required for a Moving Permit:

Department of Public Services –

- 1) All water and sewer are shut off
- 2) Site barricaded prior to start of work
- 3) Debris removed from entire site following move
- 4) Final inspection land restored

A Plumbing Permit and Building Permit ~~and a Sewer Permit~~ may also be required through the Washtenaw County Building Department to complete your project.

**Village of Dexter
Department of Public Services**

8140 Main Street
Dexter MI 48130
734-426-4572
734-426-8303

BUILDING MOVING PERMIT APPLICATION

LOCATION AND DESCRIPTION OF LOT:

Address _____

Lot No. _____ Subdivision _____

BUILDINGS TO BE MOVED:

Number of buildings to be moved: _____

Buildings used as: _____

If dwelling, number of dwelling units: _____

Buildings constructed of/year: _____

DATE TO BE MOVED:

TIME SCHEDULE:

ROUTE:

DESTINATION: _____

PROTECTION (separate permit required):

Where is the required protection to be?

State Kind (fence, barricade, bridge, ...) and location of the protection:

CONTRACTOR:

Contractor:

Address:

Phone Number:

Village of Dexter/Washtenaw County Registration No.

PROPERTY OWNER INFORMATION/AFFIDAVIT:

I do hereby certify that I am the owner of the property herein described and that I have given the applicant herein named permission to perform the work described in this application:

Name of Property Owner

Address

Phone Number

Driver's License or State Identification Number

Date of Birth ____/____/____

Signature of Property Owner

APPLICANT INFORMATION/AFFIDAVIT:

Application is hereby made for a permit to perform work as described in this application and the accompanying drawings, which are a part of this application. The acceptance of the permit shall constitute an agreement to abide by all codes and ordinances enforced by the Village of Dexter.

Name _____

Address _____

Phone Number _____

Driver's License or State Identification Number _____

Date of Birth ____/____/____

Signature of Applicant _____

Subscribed and sworn to before me this _____ day of _____, 200__.

Notary Public, Washtenaw County, Michigan

My commission expires _____

FOR OFFICE USE ONLY

___ Application complete
___ 3 Copies of Drawings submitted

Staff Initials _____

Permit Number _____

Date Submitted _____

Plan Reviewer _____

Date Approved _____

Distance Traveled _____

Permit Fee _____

Penalty Fee _____

Plan Examination Fee _____

TOTAL AMOUNT DUE _____

Public Services Approval/Date _____
Utility (Electric/Gas) Approval/Date _____
Sheriffs Department Approval/Date _____
Engineering Approval/Date _____
Fire Department Approval/Date _____
Zoning Approval/Date _____
Washtenaw Bldg. Dept Approval/Date _____

3-28-05

ITEM H-1

Regional Cleanup Days for Washtenaw County Residents

Washtenaw County Solid Waste Program is sponsoring a regional environmental clean-up days for all county residents to attend. This is an opportunity for the people of Washtenaw County to dispose of many unwanted household wastes in a safe and sustainable manner.

There will be 3 collection events this spring:

- April 16th at the Manchester United Methodist Church (501 Ann Arbor Rd. Manchester)
- April 30th at the Webster Township Hall (5665 Webster Church Rd. Dexter)
- May 14th at the Chelsea Fairgrounds.

All events will occur between 9am and 1 pm.

Numerous household materials can be brought to the environmental clean-up day to be recycled. There will be bins for traditional materials, such as, containers (plastics, glass, tin), cardboard, paper, scrap metal, and Freon appliances (air conditioners and refrigerators). There will also be an opportunity for residents to dispose of household hazardous wastes (cleaning supplies, motor oil, mercury, oil based paints, etc), furniture, old tires, and electronic equipment, like computers, televisions, toasters, etc.

Residents can bring up to 4 tires for free, but will be asked to pay \$5 for each additional tire. Residents can bring 1 of the following items for free: television, washer, dryer, Freon containing appliance or computer. Residents will be asked to pay \$10 for each additional item.

This is a service for **Washtenaw County residents only**, funded and coordinated by the Washtenaw County Solid Waste Program on behalf of local units of government. All residents are welcome and encouraged to attend. **Businesses and non-county residents are restricted from attending. No household garbage will be accepted.**

For more information contact Jeff Krcmarik of the Washtenaw County Solid Waste Program at (734) 222-6865.

VILLAGE OF DEXTER – Community Development Office

8140 Main Street, Dexter, Michigan 48130-1092 Phone (734) 426-8303 ext. 15 Fax (734) 426-5614

Memorandum

To: Village Council
Donna Dettling
From: Allison Bishop
Re: Report
Date: March 28, 2005

AGENDA 3-28-05
ITEM I - 1

Planning Commission Decisions

Dexter Plaza – The Planning Commission moved to postpone the Dexter plaza Preliminary Site Plan at the March 7, 2005 meeting. The applicant has resubmitted for the April 4th meeting.

Public Hearings

Jet's Pizza has requested a special land use permit for 7200 Dan Hoey Road, the Dexter Commerce Center. The request has been set for public hearing on April 4th.

My Cleaners has requested a special land use permit for 7200 Dan Hoey Road, the Dexter Commerce Center. The request has been set for public hearing on April 4th.

7940 Ann Arbor Street has requested a special land use permit for a Service Establishment of an office/workshop/retail outlet or showroom nature. The applicant's combined site plan is also on the agenda for the conversion of a single-family home to a commercial structure.

Section 6.06, Landscaping Between Land Uses, ordinance revisions have been set for public hearing. The revisions are proposed due to a conflicting section of the ordinance; however further review may be necessary. It will be recommended that this ordinance amendment be postponed.

Section 17, Research and Development District, ordinance revisions have been set for public hearing. The revisions were the result of incorporating existing regulations detailed in the protective covenants of the Research and Development Park.

Zoning Board of Appeals

The ZBA met on March 23, 2005 due to a lack of quorum on March 21st. The application, Hermann Real Estate 3276 Central Street, had requested 3 variances. Variances were approved for sections 5.01A, to permit parking to be in the side yard setback and Section 5.06, to permit the parking lot maneuvering lane to be 20 feet instead of 22 feet. The applicant withdrew the variance request from Section 6.06.

The variance request submitted by Dan and Jeanine Fletcher for the vacant property on Fourth Street was postponed again per the applicant request and the applicant withdrew the variance request submitted for 3225 Central Street.

Parks Commission

The Parks Commission has tentatively set the 3rd annual Warrior Creek workday for May 23rd.

Bids for the remainder of the asphalt path at Dexter Community Park will be released within the next month.

Other Projects

Tree Removal and Replacement – Bids for tree removals were released. Four bids were received back ranging from \$4975 - \$7900. McFarland Tree Service was the low bidder and was able to start the quickest and was subsequently awarded the bid for \$4975. McFarland will likely start removing 13 ash trees the week of March 28th. Letters will be sent to those property owners notifying them of the ash tree removal. Tree replacement letters were sent out to residents on March 22nd. Tree replacement will occur with the same contractor as last year based on the bid prices from last years bid process. We hope to get at least 80 trees replaced this year.

Tree Inventory – Applewood Landscaping has relocated trees that were outside of the contract margin of error and will finish the tree inventory in the next few weeks. We anticipate there are about 500 trees remaining.

Engineering Standards – The standards will be placed back on the agenda following receipt of Council comments.

Baker Road Corridor Plan – The resolutions adopted by Planning Commission and Council have been forwarded to Scio Township.

Article 8, Special Land Uses update has been included in your packet to update your ordinance.

3.28.05
I - 3

Agenda
Village Facilities Committee
Wednesday, March 16, 2005
8:00 AM
Village Offices

Committee Members: Eureste, Hanifan, Keough, Lobdell, Seta

Discussion Items:

- 1) DPW site development
 - A) DPW Block Diagram
 - a) Treatment Plant
 - b) Filtration Plant
 - B) Cost Estimates
 - C) Possible Site visit - Fenton
- 2) Combined Village Hall/Fire Station/Library
 - a) Fire Station Site Discussion
 - b) Projected Cost (s)

Action Items:

- 1) _____
- 2) _____
- 3) _____
- 4) _____

DEPARTMENT OF PUBLIC WORKS

SITE 2- WWTP

DESCRIPTION	ESTIMATED COST
PRE FAB STEEL BUILDING W/ 4 OVERHEAD DOORS	\$360,000.00
CONCRETE SLAB	\$20,000.00
GRADING/CLEARING	\$20,000.00
12" STORM SEWER	\$3,000.00
CATCH BASING 48" DIAMETER	\$10,000.00
SUBGRADE UNDERDRAIN, 6"	\$1,050.00
CONCRETE CURB AND GUTTER	\$2,800.00
AGGREGATE BASE, 21 AA, 10"	\$37,500.00
BITUMINOUS MIXTURE NO 1100T, 200 AA, 1.5"	\$12,500.00
BITUMINOUS MIXTURE NO 1100I, 200 AA, 4"	\$32,500.00
3" TOPSOIL, CLASS A SEED, MULCH	\$4,500.00
CONSTRUCTION SUB TOTAL	\$503,850.00
CONTINGENCIES (10%)	\$50,385.00
TOTAL	\$554,235.00

AGENDA 3.28.05

J-1

28-Mar-05

SUMMARY OF BILLS AND PAYROLL

Payroll Check Register	03/16/05	\$33,459.50	Bi-weekly payroll processing
		\$33,459.50	GROSS PAYROLL TOTAL
Account Payable Check Register	03/29/05	\$97,393.24	ACCOUNTS PAYABLE TOTAL NEXT BILLS AND PAYROLL
		\$130,852.74	TOTAL BILLS & PAYROLL EXPENDED ALL FUNDS

Summary Items from Bills & Payroll	Amount	Comments
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Accounts Payable will be processed 3-14-05 and 3-28-05, to clear out as many items as possible from the 2004/05 budget.

ALL PAYABLES ARE WITHIN ACCEPTABLE BUDGET LIMITS
DETAIL VENDOR LIST AND ACCOUNT SUMMARY PROVIDED

"This is the summary report that will be provided with each packet. Approval of the total bills and payroll expended, all funds will be necessary."

VENDOR APPROVAL SUMMARY REPORT

Date: 03/23/2005

Time: 4:09pm

Page: 1

Village of Dexter

Vendor Name	Vendor Number	Description	Check Amount	Hand Check Amount
ALEXANDER CHEMICAL CORPORATION	ALEXANDER	refund	436.56	0.00
AMERICAN WATER WORKS ASS, MICH	AWWA	registration sp. regional meet	150.00	0.00
ANN ARBOR TECHNICAL SERVICES	A2 TECHNIC	feb effluents USEPA 200.7 copp	80.00	0.00
CALLENDER & DORNBOSS, INC.	CALLENDER	L4PC3290 11.0	80.50	0.00
CARLISLE-WORIMAN ASSOCIATES	CARL-WORT	master plan	3,043.32	0.00
CULVER COMPANY	CULVER COM	water tips water bottles	390.00	0.00
DTE ENERGY OUTDOOR LIGHTING	DTE OUTDOO	UNMETERED OUTDOOR 03/05	3,945.84	0.00
DTE ENERGY-STREET LIGHTING	DTE ENERGY	dexter crossing phases 5-8	19,541.00	0.00
GADALETO, RAMSBY & ASSOCIATES	FORT DEARB	april life ins	262.50	0.00
GRISSOM JANITORIAL	GRISSOM	FEB. 2005 CLEANING 4 WKS.	320.00	0.00
HERITAGE NEWSPAPERS	HERITAGE N	zba-herman real estate	99.00	0.00
IDEXX DISTRIBUTION CORP	IDEXX DIST	WP020-18 COLILERT	241.55	0.00
EDWARD A. LOBDELL	LOBDELL/ED	security training milage	29.16	0.00
MANNIK & SMITH GROUP, INC	MANNIK	dex village crossing Feb 2005 6,7,8	654.75	0.00
MICHIGAN CONFERENCE OF	MI TEAMSIE	audit corrections 2001-2005	3,645.02	0.00
MICHIGAN DEPT OF ENVIRONMENTAL	MI DEQ	drinking water cert. fee-micro	2,167.00	0.00
MICHIGAN DEPT OF AGRICULTURE	MDA	wheel load weigher testing	145.00	0.00
MIDWESTERN CONSULTING	MIDWEST	general consultation WCRC Bridge	510.40	0.00
NORTH CENTRAL LABORATORIES	NORTH CENT	FC-3CX, blue liq therm. 1010	357.43	0.00
OFFICE DEPOT CREDIT PLAN	OFFICE DEP	late charge & finance chg	51.89	0.00
ORCHARD, HILTZ & MCCLIMENT INC	OHM	dbp detention basin- ca/ce	9,190.00	0.00
ROD WHITLOCK	ROD	refund water deposit	35.00	0.00
ROTO ROOTER	ROTO ROOTE	jett main at second & hudson	385.00	0.00
SBC	SBC	cambridge pump station	30.60	0.00
TECH RESOURCES, INC.	TECH RESOU	computer system VM office	2,343.40	0.00
TRIMATRIX LABORATORIES	TRIM	cyanide analysis jan 2005	270.00	0.00
VARNUM, RIDDERING, SCHMIDI	VARNUM, RI	contested wastewater permit	40.80	0.00
WASHTENAW COUNTY TREASURERS	W TREAS AS	annual membership dues	10.00	0.00
WASTE MANAGEMENT	WASTE MANA	feb 05	30,696.43	0.00
WOLVERINE TRACTOR & EQUIPMEN	WOLV TR	window, glass install	330.31	0.00
Grand Total:			79,482.46	0.00

Date: 03/23/2005
Time: 3:30pm
Page: 1

Date: 03/23/2005
Time: 3:30pm
Page: 1

Fund	GL Number	Vendor Name	Check	Invoice	Due	
Department	Abbrev	Invoice Description	Number	Number	Date	Amount
Account						
Fund: General Fund						
Dept: Village Council						
101-101 000-802 000	Profession	MIDWESIERN CONSULTING general consultation	0	03088A-23	03/28/2005	510 40
				Total Village Council		510 40
Dept: Village Manager						
101-172 000-721 000	Health & I	MICHIGAN CONFERENCE OF april dental	0	APRIL 2005	03/28/2005	303 60
101-172 000-721 000	Health & L	MICHIGAN CONFERENCE OF audit corrections 2001-2005	0	7/01/02 - 1/31/05	03/28/2005	61 32
101-172 000-977 000	Equipment	TECH RESOURCES, INC computer system	0	3725	03/28/2005	2,343 40
				Total Village Manager		2,708 32
Dept: Village Treasurer						
101-253 000-721 000	Health & I	MICHIGAN CONFERENCE OF april dental	0	APRIL 2005	03/28/2005	101 20
101-253 000-958 000	Membership	WASHTENAW COUNTY TREASURERS annual membership dues	0	2005 ANNUAL DUES	03/28/2005	10 00
				Total Village Treasurer		111 20
Dept: Buildings & Grounds						
101-265 000-935 001	Office Cle	GRISSOM JANITORIAL FEB. 2005 CLEANING 4 WKS.	0	115	03/28/2005	320 00
101-265 000-970 000	Capital Im	ORCHARD, HILTZ & MCCLIMENT INC dbrp detention basin- ca/ce	0	103209	03/28/2005	728 00
101-265 000-977 000	Equipment	OFFICE DEPOT CREDIT PLAN late charge & finance chg	0	1ATE CHARGES	03/28/2005	51 89
				Total Buildings & Grounds		1,099 89
Dept: Fire Department						
101-336 000-721 000	Health & L	MICHIGAN CONFERENCE OF april dental	0	APRIL 2005	03/28/2005	506 00
101-336 000-721 000	Health & L	MICHIGAN CONFERENCE OF audit corrections 2001-2005	0	7/01/02 - 1/31/05	03/28/2005	313 70
				Total Fire Department		819 70
Dept: Planning Department						
101-400 000-721 000	Health & L	MICHIGAN CONFERENCE OF april dental	0	APRIL 2005	03/28/2005	101 20
101-400 000-802 000	Profession	CARLISLE-WORTMAN ASSOCIATES planning & dev. coordination	0	25398	03/28/2005	350 00
101-400 000-802 000	Profession	CARLISLE-WORTMAN ASSOCIATES master plan	0	25399	03/28/2005	2,693 32
				Total Planning Department		3,144 52
Dept: Zoning Board of Appeals						
101-410 000-901 000	Printing &	HERITAGE NEWSPAPERS zba-herman real estate	0	1796398	03/28/2005	45 00
				Total Zoning Board of Appeals		45 00
Dept: Department of Public Works						
101-441 000-721 000	Health & L	MICHIGAN CONFERENCE OF april dental	0	APRIL 2005	03/28/2005	116 38
101-441 000-740 000	Operating	CALLENDER & DORNBOS, INC. L4PC3290 11.0	0	26001	03/28/2005	80 50
101-441 000-937 000	Equip Main	WOLVERINE TRACTOR & EQUIPMEN window , glass install	0	P64324	03/28/2005	330 31
101-441 000-970 001	Cap Sidewa	ORCHARD, HILTZ & MCCLIMENT INC dan hoey sidewalk easement	0	103213	03/28/2005	147 50
				Total Department of Public Works		674 69
Dept: Engineering						
101-447 000-830 000	Engineerin	ORCHARD, HILTZ & MCCLIMENT INC non-project tasks/research	0	100182	03/28/2005	2,460 00
101-447 000-830 000	Engineerin	ORCHARD, HILTZ & MCCLIMENT INC dexter general services	0	103212	03/28/2005	202 50
				Total Engineering		2,662 50
Dept: Municipal Street Lights						

Date: 03/23/2005
Time: 3:30pm
Page: 2

Date: 03/23/2005
Time: 3:30pm
Page: 2

Fund	GL Number	Vendor Name	Check	Invoice	Due	
Department	Abbrev	Invoice Description	Number	Number	Date	Amount
Account						
Fund: General Fund						
Dept: Municipal Street Lights						
101-448.000-920.003	St Lights	DTE ENERGY OUTDOOR LIGHTING UNMETERED OUIDOOR 03/05	0	2599266	03/28/2005	3,945.84
101-448.000-970.000	Capital Im	DTE ENERGY-STREET LIGHIING dexter crossing phases 5-8	0		03/28/2005	19,541.00
					Total Municipal Street Lights	23,486.84
Dept: Solid Waste						
101-528.000-721.000	Health & I	MICHIGAN CONFERENCE OF april dental	0	APRIL 2005	03/28/2005	101.20
101-528.000-805.000	Solid Waste	WASTE MANAGEMENT residential service feb 2005	0	1263370	03/28/2005	14,348.60
101-528.000-805.000	Solid Waste	WASTE MANAGEMENT feb 05	0	1164100	03/28/2005	16,347.83
					Total Solid Waste	30,797.63
Dept: Parks & Recreation						
101-751.000-721.000	Health & L	MICHIGAN CONFERENCE OF april dental	0	APRIL 2005	03/28/2005	35.42
					Total Parks & Recreation	35.42
					Fund Total	66,096.11
Fund: Major Streets Fund						
Dept: Routine Maintenance						
202-463.000-721.000	Health & L	MICHIGAN CONFERENCE OF april dental	0	APRIL 2005	03/28/2005	101.20
					Total Routine Maintenance	101.20
Dept: Traffic Services						
202-474.000-721.000	Health & I	MICHIGAN CONFERENCE OF april dental	0	APRII 2005	03/28/2005	35.42
202-474.000-740.000	Operating	MICHIGAN DEPT OF AGRICULIFURE wheel load weigher testing	0	05-532	03/28/2005	145.00
					Total Traffic Services	180.42
Dept: Winter Maintenance						
202-478.000-721.000	Health & L	MICHIGAN CONFERENCE OF april dental	0	APRII 2005	03/28/2005	50.60
					Total Winter Maintenance	50.60
					Fund Total	332.22
Fund: Local Streets Fund						
Dept: Routine Maintenance						
203-463.000-721.000	Health & L	MICHIGAN CONFERENCE OF april dental	0	APRIL 2005	03/28/2005	30.36
					Total Routine Maintenance	30.36
Dept: Traffic Services						
203-474.000-721.000	Health & L	MICHIGAN CONFERENCE OF april dental	0	APRIL 2005	03/28/2005	10.12
					Total Itraffic Services	10.12
Dept: Winter Maintenance						
203-478.000-721.000	Health & L	MICHIGAN CONFERENCE OF april dental	0	APRIL 2005	03/28/2005	25.30
					Total Winter Maintenance	25.30
					Fund Total	65.78
Fund: Sewer Enterprise Fund						
Dept: Administration						
590-248.000-811.000	Atty Misc	VARNUM, RIDDERING, SCHMIDT contested wastewater permit	0	670455	03/28/2005	40.80
					Total Administration	40.80
Dept: Sewer Utilities Departmentq						

INVOICE APPROVAL LIST BY FUND

Date: 03/23/2005

Time: 3:30pm

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Village of Dexter

Fund	GL Number	Vendor Name	Check	Invoice	Due	
Department	Abbrev	Invoice Description	Number	Number	Date	Amount
Account						
Fund: Sewer Enterprise Fund						
Dept: Sewer Utilities Departmentq						
590-548 000-721.000	Health & L	MICHIGAN CONFERENCE OF april dental	0	APRIL 2005	03/28/2005	414.92
590-548 000-742 000	Chem Plant	ALEXANDER CHEMICAL CORPORATION chemicals	0	0341202	03/28/2005	886.56
590-548 000-742.000	Chem Plant	ALEXANDER CHEMICAL CORPORATION refund	0	0341203	03/28/2005	-450.00
590-548 000-743 000	Chem Lab	IDEXX DISIRIBUIION CORP WP020-18 COLILERT	0	215660440	03/28/2005	241.55
590-548 000-743.000	Chem Lab	NORTH CENTRAL LABORATORIES FC-3CX, blue liq therm. 1010	0	180067	03/28/2005	357.43
590-548 000-802 000	Profession	ROTO ROOTER jett main at second & hudson	0	633159	03/28/2005	385.00
590-548 000-824.000	Testing &	ANN ARBOR TECHNICAL SERVICES feb effluents USEPA 200 7 copp	0	2120	03/28/2005	80.00
590-548 000-824 000	Testing &	TRIMATRIX LABORATORIES cyanide analysis	0	76909	03/28/2005	130.00
590-548 000-824.000	Testing &	TRIMATRIX LABORATORIES cyanide analysis jan 2005	0	76167	03/28/2005	140.00
590-548 000-920 001	Telephones	SBC cambridge pump station	0	7344241425 243 0	03/28/2005	30.60
Total Sewer Utilities Departmentq						2,216.06
Fund Total						2,256.86
Fund: Water Enterprise Fund						
Dept: Assets, Liabilities & Revenue						
591-000 000-255.000	Cust Depos	ROD WHILLOCK refund water deposit	0	REFUND	03/28/2005	35.00
Total Assets, Liabilities & Revenue						35.00
Dept: Water Utilities Department						
591-556 000-721 000	Health & L	MICHIGAN CONFERENCE OF april dental	0	APRIL 2005	03/28/2005	1,337.08
591-556 000-802 000	Profession	MICHIGAN DEPT OF ENVIRONMENIAL drinking water cert. fee-micro	0	0205-0033	03/28/2005	2,167.00
591-556 000-802 000	Profession	ORCHARD, HILTZ & MCCLIMENT INC 4th well addition ca/ce	0	103206	03/28/2005	1,703.75
591-556 000-861 000	Travel & M	EDWARD A LOBDELL security training milage	0	MARCH 05	03/28/2005	29.16
591-556 000-901 000	Printing &	HERITAGE NEWSPAPERS water sewer rates	0	1795642	03/28/2005	54.00
591-556 000-960 000	Education	AMERICAN WATER WORKS ASS, MICH. registration sp. regional meet	0	MARCH 05	03/28/2005	150.00
591-556 000-961 000	Wellhead P	CUIVER COMPANY water tips water bottles	0	34677	03/28/2005	390.00
Total Water Utilities Department						5,830.99
Fund Total						5,865.99
Fund: Trust & Agency Fund						
Dept: Assets, Liabilities & Revenue						
701-000 000-253 004	Dex Com 3	ORCHARD, HILTZ & MCCLIMENT INC dexter commerce center phase 3	0	103208	03/28/2005	50.25
701-000 000-253 008	Dexter Cro	ORCHARD, HILTZ & MCCLIMENT INC dexter crossing phase IV insp.	0	103215	03/28/2005	1,751.50
701-000 000-253 010	Eaton Cour	ORCHARD, HILTZ & MCCLIMENT INC eaton ct. condos	0	103207	03/28/2005	118.50
701-000 000-253 011	Dexter Cro	ORCHARD, HILTZ & MCCLIMENT INC dex crossings attached condos	0	103204	03/28/2005	136.75
701-000 000-253 012	Dexter Cro	MANNIK & SMITH GROUP, INC dex village crossing Feb 2005	0	16776	03/28/2005	654.75
701-000 000-253 015	Huron Farm	ORCHARD, HILTZ & MCCLIMENT INC huron farms 9&10	0	102665	03/28/2005	85.00
701-000 000-253 028	Boulder Pa	ORCHARD, HILTZ & MCCLIMENT INC boulder park ph II	0	BOULDER PARK	03/28/2005	135.50
701-000 000-253 030	Monument P	ORCHARD, HILTZ & MCCLIMENT INC monument park	0	103211	03/28/2005	386.50

INVOICE APPROVAL LISI BY FUND

Date: 03/23/2005

Time: 3:30pm

Page: 4

Village of Dexter

Fund						
Department	GI Number	Vendor Name	Check	Invoice	Due	
Account	Abbrev	Invoice Description	Number	Number	Date	Amount
Fund: Trust & Agency Fund						
Dept: Assets, Liabilities & Revenue						
701-000.000-253 031	Dexter Pla	ORCHARD, HILTZ & MCCLIMENT INC dexter plaza	0	103214	03/28/2005	1,284.25
Total Assets, Liabilities & Revenue						4,603.00
Fund Total						4,603.00
Grand Total						79,219.96

Galileo Remy \$ 262.50
79,482.46 ✓

INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR

Date: 03/22/2005

Time: 3:35 pm

Page: 1

Village of Dexter

Vendor Name	Vendor No	Invoice Description	Check No	Check Date	Check Amount
ACCIDENT FUND COMPANY	ACCIDENT F	installment 7 of 11	0	03/28/2005	2,136.00
				Vendor Total:	2,136.00
BLUE CARE NETWORK OF MICHIG	BLUE CARE	4/01/05 - 4/30/05	0	03/28/2005	14,012.62
				Vendor Total:	14,012.62
CARLISLE-WORTMAN ASSOCIATE	CARL-WORT	phase II stormwater permit	0	03/28/2005	345.00
				Vendor Total:	345.00
COMCAST	COMCAST	03/26- 04/25	0	03/28/2005	95.00
				Vendor Total:	95.00
COMFORT ZONE MECHANICAL	COMFORT ZO	wintre p m dow	0	03/28/2005	750.70
				Vendor Total:	750.70
CULLIGAN WATER CONDITIONING	CULLIGAN	credit reference # 29010	0	03/28/2005	4.81
				Vendor Total:	4.81
DONNA DETTLING	EURESTE/D	coffee maker for office <i>Stop Arbor Mitchell</i>	0	03/28/2005	42.39
				Vendor Total:	42.39
DEXTER CARDS & GIFTS SHOP	DEX CARDS	ink stamp & message pad	0	03/28/2005	16.30
				Vendor Total:	16.30
DEXTER SENIOR CITIZENS CENTE	DEX SENIOR	rent for april 2005	0	03/28/2005	200.00
				Vendor Total:	200.00
DIGITAL RIVER INTERNET	DIGITAL	internet security 2005 3 user	0	03/28/2005	98.90
				Vendor Total:	98.90
POSTMASTER	US POSTAL	MASS MAILING - TREE REQUEST	0	03/22/2005	209.06
				Vendor Total:	209.06
				Grand Total:	18,049.78
				Less Credit Memos:	-139.00
				Net Total:	17,910.78
				Less Hand Check Total:	0.00
				Outstanding Invoice Total :	17,910.78
Total Invoices:		14			

Date: 03/22/2005
Time: 3:33pm
Page: 1

Date: 03/22/2005
Time: 3:33pm
Page: 1

Fund	Department	GI Number	Vendor Name	Check	Invoice	Due	
Account	Account	Abbrev	Invoice Description	Number	Number	Date	Amount

Fund: General Fund							
Dept: Village Council							
101-101.000-943.000	Council Ch	DEXTER SENIOR CITIZENS CENTER	0		03/28/2005	150.00	
		rent for april 2005		APRIL 2005			
				Total Village Council		150.00	
Dept: Village Manager							
101-172.000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN	0		03/28/2005	987.06	
		4/01/05 - 4/30/05		050700000878			
				Total Village Manager		987.06	
Dept: Village Treasurer							
101-253.000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN	0		03/28/2005	831.14	
		4/01/05 - 4/30/05		050700000878			
				Total Village Treasurer		831.14	
Dept: Buildings & Grounds							
101-265.000-727.000	Office Sup	DEXTER CARDS & GIFTS SHOP	0		03/28/2005	16.30	
		ink stamp & message pad		749			
101-265.000-920.000	Utilities	COMCAST	0		03/28/2005	95.00	
		03/26- 04/25		3/26/05- 4/25/05			
101-265.000-955.000	Miscellane	DONNA DETTLING	0		03/28/2005	42.39	
		coffee maker for office		51-3537			
				Total Buildings & Grounds		153.69	
Dept: Law Enforcement							
101-301.000-935.000	Bldg Maint	COMFORT ZONE MECHANICAL	0		03/28/2005	127.00	
		winter p m sheriffs dept		1404			
				Total Law Enforcement		127.00	
Dept: Fire Department							
101-336.000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN	0		03/28/2005	2,525.39	
		4/01/05 - 4/30/05		050700000878			
101-336.000-935.000	Bldg Maint	COMFORT ZONE MECHANICAL	0		03/28/2005	384.40	
		winter p m fire hall		1405			
				Total Fire Department		2,909.79	
Dept: Planning Department							
101-400.000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN	0		03/28/2005	319.67	
		4/01/05 - 4/30/05		050700000878			
				Total Planning Department		319.67	
Dept: Department of Public Works							
101-441.000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN	0		03/28/2005	264.69	
		4/01/05 - 4/30/05		050700000878			
101-441.000-935.000	Bldg Maint	COMFORT ZONE MECHANICAL	0		03/28/2005	239.30	
		wintre p m dpw		1407			
				Total Department of Public Works		503.99	
Dept: Downtown Public Works							
101-442.000-802.000	Profession	DEXTER SENIOR CITIZENS CENTER	0		03/28/2005	50.00	
		rent for april 2005		APRIL 2005			
				Total Downtown Public Works		50.00	
Dept: Storm Water							
101-445.000-802.000	Profession	CARLISLE-WORTMAN ASSOCIATES	0		03/28/2005	345.00	
		phase II stormwater permit		253-010			
				Total Storm Water		345.00	
Dept: Solid Waste							
101-528.000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN	0		03/28/2005	230.17	
		4/01/05 - 4/30/05		050700000878			
				Total Solid Waste		230.17	
Dept: Parks & Recreation							
101-751.000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN	0		03/28/2005	80.56	
		4/01/05 - 4/30/05		050700000878			
101-751.000-731.001	Trees	POSTMASTER	0		03/22/2005	209.06	
		MASS MAILING - TREE REQUEST		03/22/05			
				Total Parks & Recreation		289.62	
Dept: Insurance & Bonds							

INVOICE APPROVAL LIST BY FUND

Date: 03/22/2005

Time: 3:33pm

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Village of Dexter

Fund	GI Number	Vendor Name	Check	Invoice	Due	
Department	Abbrev	Invoice Description	Number	Number	Date	Amount
Account						
Fund: General Fund						
Dept: Insurance & Bonds						
101-851 000-910 000	Work Comp	ACCIDENT FUND COMPANY installment 7 of 11	0	4272471	03/28/2005	836 00
				Total Insurance & Bonds		836 00
					Fund Total	7,733 13
Fund: Major Streets Fund						
Dept: Routine Maintenance						
202-463 000-721 000	Health & L	BLUE CARE NETWORK OF MICHIGAN 4/01/05 - 4/30/05	0	050700000878	03/28/2005	230 17
202-463 000-910 000	Work Comp	ACCIDENT FUND COMPANY installment 7 of 11	0	4272471	03/28/2005	76 22
				Total Routine Maintenance		306 39
Dept: Traffic Services						
202-474 000-721 000	Health & L	BLUE CARE NETWORK OF MICHIGAN 4/01/05 - 4/30/05	0	050700000878	03/28/2005	80 56
202-474 000-910 000	Work Comp	ACCIDENT FUND COMPANY installment 7 of 11	0	4272471	03/28/2005	26 51
				Total Traffic Services		107 07
Dept: Winter Maintenance						
202-478 000-721 000	Health & I	BLUE CARE NETWORK OF MICHIGAN 4/01/05 - 4/30/05	0	050700000878	03/28/2005	115 09
202-478 000-910 000	Work Comp	ACCIDENT FUND COMPANY installment 7 of 11	0	4272471	03/28/2005	38 94
				Total Winter Maintenance		154 03
					Fund Total	567 49
Fund: Local Streets Fund						
Dept: Routine Maintenance						
203-463 000-721 000	Health & L	BLUE CARE NETWORK OF MICHIGAN 4/01/05 - 4/30/05	0	050700000878	03/28/2005	69 05
203-463 000-910 000	Work Comp	ACCIDENT FUND COMPANY installment 7 of 11	0	4272471	03/28/2005	23 20
				Total Routine Maintenance		92 25
Dept: Traffic Services						
203-474 000-721 000	Health & L	BLUE CARE NETWORK OF MICHIGAN 4/01/05 - 4/30/05	0	050700000878	03/28/2005	23 02
203-474 000-910 000	Work Comp	ACCIDENT FUND COMPANY installment 7 of 11	0	4272471	03/28/2005	8 29
				Total Traffic Services		31 31
Dept: Winter Maintenance						
203-478 000-721 000	Health & L	BLUE CARE NETWORK OF MICHIGAN 4/01/05 - 4/30/05	0	050700000878	03/28/2005	57 50
203-478 000-910 000	Work Comp	ACCIDENT FUND COMPANY installment 7 of 11	0	4272471	03/28/2005	18 23
				Total Winter Maintenance		75 73
					Fund Total	199 29
Fund: Sewer Enterprise Fund						
Dept: Sewer Utilities Department						
590-548 000-721 000	Health & L	BLUE CARE NETWORK OF MICHIGAN 4/01/05 - 4/30/05	0	050700000878	03/28/2005	3,359 73
590-548 000-740 000	Operating	DIGITAL RIVER INTERNET internet security 2005 3 user	0	92689619	03/28/2005	98 90
590-548 000-743 000	Chem Lab	CULLIGAN WATER CONDITIONING 3/1/5 - 8/31/05 service	0	834267	03/28/2005	143 81
590-548 000-743 000	Chem Lab	CULLIGAN WATER CONDITIONING credit reference # 29010	0	832930	03/28/2005	-139 00
590-548 000-910 000	Work Comp	ACCIDENT FUND COMPANY installment 7 of 11	0	4272471	03/28/2005	447 34

INVOICE APPROVAL LIST BY FUND

Date: 03/22/2005

Time: 3:33pm

Page: 3

Village of Dexter

Fund	Department	GL Number	Vendor Name	Check	Invoice	Due	
	Account	Abbrev	Invoice Description	Number	Number	Date	Amount
Fund: Sewer Enterprise Fund							
Dept: Sewer Utilities Departmentq							
Total Sewer Utilities Departmentq							3,910.78
Fund Total							3,910.78
Fund: Water Enterprise Fund							
Dept: Water Utilities Department							
591-556.000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN	0		03/28/2005		4,838.82
		4/01/05 - 4/30/05		050700000878			
591-556 000-910.000	Work Comp	ACCIDENT FUND COMPANY	0		03/28/2005		661.27
		installment 7 of 11		4272471			
Total Water Utilities Department							5,500.09
Fund Total							5,500.09
Grand Total							17,910.78

VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092

ddettling@villageofdexter.org

Phone (734)426-8303

Fax (734)426-5614

MEMO

To: President Seta and Council
From: Donna Dettling, Village Manager
Date: March 28, 2005
Re: Bi-monthly Billing Cycle Proposal

AGENDA 3-28-05

ITEM L-1

As discussed during the development of the 2005/06 budget, and formerly recommended by the Utility Committee, a Resolution is on the agenda to adopt a bi-monthly billing cycle for Utility services. A spreadsheet showing the transition from a monthly to a bi-monthly billing cycle is included. This spreadsheet also includes concerns and advantages.

Chapter 58- Utilities in the Village Code of Ordinances was amended in April 2004. A copy of the section that addresses billing frequency is provided. As noted the Village may alter billing cycles as deemed necessary.

Let me know if you have any questions or concerns.

Thanks,

-2005
**RESOLUTION FOR THE PURPOSE OF
ESTABLISHING UTILITY BILLING FREQUENCY**

At a regular meeting of the Village Council of the Village of Dexter, Michigan called to order by *President Jim Seta* on March 28, at 7:30 p.m., the following resolution was offered:

Moved by: _____ and

Supported by: _____

WHEREAS, the Village Code of Ordinances Chapter 58, Division 2. Rates, Charges and billing procedure, Section 58-59 sets out the billing frequency for the collection of utility services, and

WHEREAS, Section 58-59 provides that the Village may alter the billing cycle as deemed necessary, and

WHEREAS, Village Council has determined that it is in the best interest of the Village to convert to a bi-monthly utility billing procedure

NOW, THEREFORE, BE IT RESOLVED, that the Village Council does hereby establish a bi-monthly billing utility billing cycle to be implemented with the service period of mid April 2004 to mid June 2005, which will be mailed on or near the 30th of June 2005 and due on July 30, 2005.

BE IT FURTHER RESOLVED, that the bi-monthly utility billing cycle shall continue until such time as Council by resolution resolves otherwise

AYES: _____

NAYS: _____

RESOLUTION DECLARED ADOPTED

THIS _____ **DAY OF** _____, 2005

David F. Boyle, Village Clerk

BI-MONTHLY BILLING CYCLE SCHEDULE

Meter Read Period	Billing Mailed	Due Date	Shut-off
11-14-04 to 12-13-04	12/30/2004	1/15/2005	
12-14-04 to 01-13-05	1/30/2005	2/15/2005	
01-14-05 to 02-13-05	2/28/2005	3/15/2005	March 30, 2005
02-04-05 to 03-13-05	3/30/2005	4/15/2005	April 30, 2005
03-14-05 TO 04-13-05	4/30/2005	5/15/2005	May 30, 2005
TRANSITION FROM MONTHLY TO BI-MONTHLY			
4-14-05 to 6-13-05	6/30/2005	7/30/2005	August 15, 2005
6-14-05 to 8-13-05	8/30/2005	9/30/2005	October 15, 2005
8-14-05 to 10-13-05	10/30/2005	11/30/2005	December 15, 2005
10-14-05 to 12-13-05	12/30/2005	1/30/2006	February 15, 2006
12-14-05 to 2-13-06	2/28/2006	3/30/2006	April 15, 2006
2-14-06 to 4-13-06	4/30/2006	5/30/2006	June 15, 2005
4-14-06 to 6-13-06	6/30/2006	7/30/2006	August 15, 2006
6-14-06 to 8-13-06	8/30/2006	9/30/2006	October 15, 2006
8-14-06 to 10-13-06	10/30/2006	11/30/2006	December 15, 2006
10-14-06 to 12-13-06	12/30/2006	1/30/2007	February 15, 2007
12-14-06 to 2-13-07	2/28/2007	3/30/2007	April 15, 2007
2-14-07 to 4-13-07	4/30/2007	5/30/2007	June 15, 2005
4-14-07 to 6-13-07	6/30/2007	7/30/2007	August 15, 2007
6-14-07 to 8-13-07	8/30/2007	9/30/2007	October 15, 2007
8-14-07 to 10-13-07	10/30/2007	11/30/2007	December 15, 2007
10-14-07 to 12-13-07	12/30/2007	1/30/2008	February 15, 2008
12-14-07 to 2-13-08	2/28/2008	3/30/2008	April 15, 2008
Concerns:			
1)Temporary transition year cash flow, could use tap fee cash flow to cover any shortfall 2)Annually book payment received in March as a payable to prior fiscal year 3)Customer confusion 4)Potential increases in unpaid utility bills. 5)Extra lag time to catch usage (plumbing) problems for customers			
Advantages:			
1)Postage savings estimated at \$2,400 per year. 2) Meter reading time 2 and 1/2 days per month or an additional 15 days per year to complete other tasks. 3)Billing time approximately 4 days per month, 2 days billing prep to out the door and 2 days major collection activity. 24 days added per year to complete other tasks. 4) Paper and printing cost of bills estimated savings \$2,000 per year. (5)Shut-off is coordinated with read activity			

Sec 58-59. Billing; penalty for delinquent payment

Charges for water will only be established in the name of the property owner and, or the name of the person responsible for paying property taxes. The owner of the property will be responsible for properly managing rental properties to satisfy their financial needs and the requirement of their tenant for water service. The Village Manager may consider limited exceptions to this requirement. Charges for water will be billed monthly with a period of 15 days in which the amount due must be paid. After such due date, a penalty of five (5) percent per month will be added to the bill. The village may alter billing cycles as deemed necessary.

VILLAGE OF DEXTER

AGENDA 3 28 05
ITEM L-2

President

8140 MAIN STREET
DEXTER, MICHIGAN 48130
(313) 426-8303

Clerk

Manager

Treasurer

PROCLAMATION

IN OBSERVANCE OF

April 29, 2005 — May 7, 2005

AS

LIONS WHITE CANE WEEK

WHEREAS, There are over 18,000 Blind persons in Michigan who are dependent upon a White Cane or a Leader Dog; and

WHEREAS, Village President _____ has proclaimed the period of _____ through _____ as Lions White Cane Week; and

WHEREAS, Lions Clubs seek to acquaint the public with its obligations to people who are dependent upon White Cane or a Leader Dog for their mobility, and to assure public recognition and observance of the Laws protecting persons using these aids; and

WHEREAS, the Dexter Lions are dedicated to sight conservation activities by aiding the visually handicapped of all ages through examinations and eyeglasses for the less fortunate, Welcome Home for the Blind, Leader Dog School for the Blind, and Michigan Eye Bank and Transplantation Center, and other worthy community service projects; and

WHEREAS, the Lions of Dexter give freely of their time and effort to support sight conservation projects. Through the sale of miniature White Canes, funds are raised for these worthwhile projects. Therefore, I, _____ President of the Village of Dexter, proclaims the period of April 29, 2005 through MAY 7, 2005, as **LIONS WHITE CANE WEEK** and urge all citizens to become familiar with the meaning and purpose of the White Cane Law, and to lend support to Lions' projects.

_____, Village President

Date

AGENDA 3-28-05

150

L-3

March 14, 2005

Parks Commission Members
Village of Dexter
8140 Main Street
Dexter, MI 48130-1092

Dear Parks Commission Members:

This is to officially advise you that since January 2005 I have been working on a new job with a very demanding travel schedule. Consequently, since I will be traveling quite extensively out of the area, I am obliged to tender my resignation as a member of the Village of Dexter Parks Commission, effective this date.

I would like to thank you all for your support and cooperation during my period as a member of the commission.

I urge you all to continue on with this important and meaningful community service work. Without dedicated volunteers like you, the Parks Commission would not have the substantial community support and input that your involvement provides.

Yours in service,

Juan Rodriguez
P.O. Box 130251
Ann Arbor, MI 48113-0251

VILLAGE OF DEXTER – Community Development Office

8140 Main Street, Dexter, Michigan 48130-1092 Phone (734) 426-8303 ext. 15 Fax (734) 426-5614

Memorandum

To: Village Council
Donna Dettling
From: Allison Bishop
Re: **FIRST READING** - Tree Ordinance / Board
Date: March 28, 2005

JUN 3 28-05
L-4

In an effort to comply with grant requirements and establish a tree board for the development of a tree master plan and tree policy the included ordinance has been recommended by the Parks Commission.

Please review the included ordinance and contact me with any questions, concerns or proposed revisions.

Action Requested – A public hearing should be set to allow the public an opportunity to comment on the proposed ordinance.

Thank you,

Tree Ordinance for the Creation of a Tree Board

Be it ordained by the Village council of the Village of Dexter, Michigan:

Creation and Establishment

There is hereby created and established a village tree board for the Village of Dexter, Michigan, which shall consist of 5 members, to include at least one Parks Commissioner, the Community Development Manager or the Department of Public Services Superintendent, and the rest to be appointed by the Village Council. The term of each member shall be three (3) years.

Compensation

Members of the board shall serve without compensation.

Duties and Responsibilities

It shall be the responsibility of the board to study, investigate, council, and develop a written plan for the care, preservation, trimming, planting, replanting, removal, or disposition of trees and shrubs in public areas, including parks, public rights-of-way and all other public property. The board shall follow and recommend tree practices based on professional arbor culture and urban forestry organizations, as well as the Michigan Department of Natural Resources recommendations and requirements. Such a plan will be presented to the village council and upon its acceptance and approval shall constitute the official comprehensive tree policy and plan for the Village of Dexter, Michigan. The board shall review annually and update if needed the comprehensive village tree plan. The board, when requested by the Village Council, shall consider, investigate, make findings, report, and recommend upon any special matter of question within the scope of its work.

Operation

The board shall choose its own officers, develop its own bylaws, and keep a journal of its proceedings. A majority of its members shall be a quorum for the transaction of business. The board shall meet at least one time a year.

Appropriate Signatures and Date

Village Clerk _____ Date _____

Village President _____ Date _____

Title

This ordinance shall be known as the municipal tree ordinance for the community of the Village of Dexter in Washtenaw County, State of Michigan.

Purpose

It is the purpose of this ordinance to promote and protect the public health, safety, and general welfare by providing for the regulation of the planting, maintenance, and removal of trees, shrubs, and other plants within the Village of Dexter.

Definitions

Large trees- Those trees attaining a height of 45 feet or more.

Park – All public parks having individual names.

Shrub – Low woody plant with several stems

Tree lawn or lawn Extension – That part of a street not covered by sidewalk or other paving, lying between the property line and that portion of the street usually used for vehicular traffic.

Tree Board

There is hereby created and established a tree board for the Village of Dexter, which shall consist of five members. Members of the board shall serve without compensation. The term of the tree board shall be three years, except that the term of two members appointed to the first board shall be only one year and the term of two members shall be for two years. In the event that a vacancy shall occur during the term of any member, his or her successor shall be appointed for the unexpired portion of the term. The Community Development Manager will serve as ex-officio member of the tree board.

The tree board will assist in the development of a comprehensive plan for the Village of Dexter Michigan, including planning, tree planting, and maintenance programs for all public trees. The board will promote the goals of the tree program.

Community Development Manager

The Village of Dexter Manager shall appoint the Community Development Manager or other designee to facilitate the tree board and the comprehensive tree plan. This individual shall serve as an ex-officio member of the Tree Board.

The Community Development Manager and the Department of Public Services Supervisor shall have the following general powers and duties: (1) To direct, manage, supervise, and control the village street program to include all planting, removal, maintenance, and protection of all trees and shrubs on village areas; (2) To guard all trees and shrubs within the village to prevent the spread of disease or pests and to eliminate dangerous conditions that may effect the life, health, or safety of persons or property; (3) Such other powers and duties as are provided by ordinance of the Village and the Village of Dexter Tree Board.

Authority

The Village Manager or his/her designee shall have the authority and jurisdiction of regulating the planting, maintenance, and removal of trees on streets and other publicly owned property to ensure safety or preserve or enhance the aesthetics of such public sites. The Village Manager or designee shall have the authority to supervise or inspect all work done under a permit issued in accordance with terms of this ordinance. The Village Manager or designee shall have the authority to formulate and publish a master tree plan with the advice, hearing, and approval of the tree board.

Permits

No person shall plant, spray, fertilize, prune, remove, cut above or below ground, or otherwise disturb any tree on any street or municipal-owned property without first filing an application and procuring a permit the Village of Dexter or otherwise specified municipal authority. The person receiving the permit shall abide by the arboricultural specifications and standards of practice adopted by the Tree Board.

The Village of Dexter shall have the authority to require posting of a bond adequate to fully repay the Village of Dexter for any and all costs attendant to the completion of the work under the permit. In addition, the contractor is required to show adequate insurance coverage from potential damages during the execution of the work. All permittees are required to call MISS DIG 72 hours prior to any work.

Maintenance

All trees planted shall have trunks not less than ½ inch in diameter at 6 inches above the ground. No tree shall be planted closer than 3 feet from the curb line or outer line of the sidewalk. All trees shall be planted in line with each other and at a spacing of 40 to 60 feet depending on the species planted and width of lot. No street tree shall be planted under or within 10 lateral feet of any overhead utility wire, or over or within eight (8) lateral feet of any underground utility wire. No trees shall be planted within 30 linear feet from corners or intersections.

All trees and shrubs on public or private property, which have branches overhanging a public street or sidewalk shall have said branches trimmed to a clearance height of 14 feet on the street side and 5 feet on the sidewalk side.

All public trees designated for removal shall be completely removed from the growing site and disposed of in an authorized manner.

Species, Cultivars, and Varieties

The tree board develops and maintains a list of desirable trees for planting along streets in three size classes: small, medium, and large. A list of tree species not suitable for planting as street trees will also be created and enforced by the tree board, or as otherwise noted in village ordinances.

Obstruction

It shall be the duty of any person or persons owning or occupying real property bordering on any street upon which property there may be trees to prune such trees in a manner that they will not obstruct or shade the street lights, obstruct the passage of pedestrians on sidewalks, obstruct vision of traffic signs, or obstruct view of any street or alley intersection. The minimum clearance of any overhanging portion thereof shall be 10 feet over sidewalks and 14 feet over all streets.

Nuisance and Condemnation

All street trees planted in violation of, or not maintained in strict compliance with the provisions of this ordinance, or that are dead or dangerous are declared to constitute a public nuisance. The Village of Dexter shall cause written notice to be served on the property owner requiring such nuisances to be corrected within 30 days or the cost of construction will be transferred to the village tax roll.

Protection of trees

During development, redevelopment, razing, or renovating, no more than 50 percent of the trees shall be cut, damaged, or removed except by specific permit. No person shall excavate any ditches, tunnels, trenches, or lay any drive within a radius of 10 feet from any trees.

No person shall intentionally damage, cut, carve, attach any rope, wire, nails, advertising posters, or other contrivance to any tree; allow any gaseous, liquid, chemical, or solid substance that is harmful to such trees to come in contact with them; or set fire or permit fire to burn when such fire or the heat will injure any portion of any tree.

Tree topping is not allowed on any publicly owned tree.

Appeals

Any person who receives an order from the Village of Dexter and objects to all or a part thereof, may, within eight days of receipt thereof, notify the Village of Dexter Village Council, in writing, of the nature of the objection and request a hearing thereon. The hearing shall be held at the next regular Village Council meeting following the notice to the appellant. Within eight days after such hearing, the Village Council shall notify the appellant and the Village Manager or designee of the final decision.

Interference

No person shall prevent, delay, or interfere with the Village Manager or designees execution or enforcement of the ordinance.

Penalties

Any person or firm, or corporation violating or failing to comply with any of the provisions of this ordinance shall be guilty of a civil infraction, per Section 22-9 of the Village of Dexter General Code.

Appropriate Signatures and Date

Village Clerk _____

Date _____

Village President _____

Date _____

VILLAGE OF DEXTER – Community Development Office

8140 Main Street, Dexter, Michigan 48130-1092 Phone (734) 426-8303 ext. 15 Fax (734) 426-5614

AGENDA 3-28-05
ITEM L-5

Memorandum

To: Village Council
Donna Dettling
From: Allison Bishop
Re: Small Gazebo Location/Lion Club Request
Date: March 28, 2005

EAGLE SCOUT PROJECT

Kyle Schebor, Eagle Scout restoring the gazebo, has requested that the Parks Commission decide on a location for the small gazebo once it has been restored. The Parks Commission has subsequently reviewed various locations and has received input from the Chamber of Commerce. The Parks Commission recently decided that the best location for the small gazebo was the location that the Lions Club was proposing for a park (information included).

Other locations evaluated were:

- Peace Park, however the Parks Commission felt as though the gazebo should not be added to the park at this time, and that it did not meet the intent of the park.
- Dexter Community Park, however it was determined that the gazebo was too small in scale for the park.
- Chelsea State Bank, the location is on private property.

The Parks Commission felt as though the gazebo should be in a visible location to prevent vandalism.

It has been recommended by the Parks Commission that the small gazebo be installed at the corner of Fifth Street and Ann Arbor Street, the location formerly Fifth Street.

Action Requested – The Village Council is being asked to approve the installation of the small gazebo at the corner of Fifth Street and Ann Arbor Street.

LIONS CLUB

The Lions Club of Dexter has been in contact with the Parks Commission regarding the possibility of designating and naming a park that the group can take care of. The Parks Commission has reviewed the request and subsequently drafted the enclosed letter. The Parks Commission recommendation at this time is to permit the Lions Club to help Kyle Schebor, if necessary, with the installation of the small gazebo, to permit the installation of 1-2 benches similar to the benches downtown, and to install a plaque indicating the Lions Club and the Eagle Scout projects involvement.

Action Requested – The Village Council is being asked to determine if the area at the corner of Ann Arbor and Fifth Street should be designated a park and if that park should be named “Dexter Lions Park” and to permit the Lions Club to help Kyle Schebor with the small gazebo installation, install 1-2 benches and install a plaque indicating the Lions Club and the Eagle Scout’s project involvement.

Please feel free to contact me with questions.

Thank you,



VILLAGE OF DEXTER - PARKS COMMISSION

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

March 29, 2005



Lions Club of Dexter

Dear Lions Club,

The Dexter Parks Commission would like to wish the Lion's Club a Happy 25th Anniversary and to thank the club for all the work the club has done for the community over the last 25 years. The Dexter Parks Commission is also pleased with the clubs interest in the parks and recreation opportunities within our community.

We are pleased to be working with the Lion's Club on a parks project. We have reviewed your proposal and appreciate your interests in adding to the beauty of the village. We have the following suggestions for the proposed location on Fifth Street:

- Installation of the small gazebo at the wide end of the park. This is the gazebo that, Kyle Schebor, the Eagle Scout is removing from Monument Park and refurbishing. This gazebo will need a cement pad to place the gazebo on and should be ready for installation this summer.
- Installation of 1-2 park benches that are similar in color and design to the benches in the downtown area.
- Installation of a plaque indicating the Lion's Club and Eagle Scout project involvement.

The Parks Commission understands and respects the Lions Clubs desire to have a park within the Village of Dexter, however at this time the Parks Commission does not feel that the proposed property is large enough or safe enough to encompass more than the above-mentioned items. The Parks Commission appreciates your support and continues to encourage any donations or help with the development of Dexter Community Park, including a new pavilion, picnic tables, and landscaping.

The Dexter Parks Commission looks forward to working with the Lion's Club in the future and we hope that you continue to be interested in the village's park system.

Thank you.

Sincerely,

Toni Henkemeyer
Parks Commission Chair

Dexter Lions Club
6621 Dexter Ann Arbor Rd.
Dexter, Mich. 48130

Dexter Parks Commission
c/o Ms. Allison Menard
Dexter Village Offices
Dexter, Michigan

Dear Allison,

As of our conversation at the last Parks Commission meeting, The Dexter Lions Club, has been one of the best Community support groups in the Village. We just celebrated our 25th anniversary as a service Club for the Village. Just look around, and you will see what we have donated to the Village to better enhance the quality of life in the Village Parks, The Gazebo, Park Benches, Trash Containers, Memorial Bricks, Shrubs, Bushes, and Flowers for Park Landscaping, and Hundreds of Hours in volunteer manpower.

I'm writing you this letter in response to the Parks Commission's request, that The Dexter Lions Club, put in writing a request for the property at the corner of Main St. and Edison St. to be designated as The Dexter Lions Park, by the Village Council.

↑
ANN ARBOR ST.

Our Clubs future plans for the area, are 2-3 park benches, a picnic table, a Lion for the kids to climb on, and also a plaque that designates the area as The Dexter Lions Park. The Dexter Lions Club will work very close with The Parks Commission to be sure the items mentioned will comply with the master plan for the Parks in the Village of Dexter. The cost for the items mentioned will be handled by the Dexter Lions Club.

Enclosed is a Map of the Area, showing the location of the existing trees, telephone poles, the street lights, park benches, picnic table, and the Lion Statue. If there are any questions, or other information that the Parks Commission needs from the Lions Club, please contact us.

We are looking forward to your positive response to this request. If the response is positive, The Lions Club will begin working with the Parks Commission to select the items to be installed in the Park. Construction of the Park will begin in the Spring of 2005.

Thank You,

Lion Dick Dettling
Dexter Lions Club
426-4343

LARGE TREES

TELEPHONE POLE
AND GUY WIRE

SMALL TREES

EDISON BOX

STREET LIGHT
PICNIC TABLE

SCHOOL
PROPERTY

SIDE WALKS

PARK BENCHES
PROPOSED
PARK
AREA

MAIN
ST.

APPROX.
AREA OF
SMALL
GAZEBO
INSTALL.

EDISON ST.

PRIVATE
RESIDENCE

5TH ST.

PRIVATE
RESIDENCE



VILLAGE OF DEXTER – Community Development Office

8140 Main Street, Dexter, Michigan 48130-1092 Phone (734) 426-8303 ext. 15 Fax (734) 426-5614

Memorandum

To: Village Council
Donna Dettling
From: Allison Bishop
Re: Clean Water Act Section 319 Grant Application
Date: March 28, 2005

The Village of Dexter, the Huron River Watershed Council (HRWC) and Scott Bell (Limnotech) have met to discuss ways that the village can participate in implementing Best Management Practices (BMP's) to help improve water quality. BMP's are new, innovative ways to deal with storm water management, but in addition, provide a level of water quality management that other storm water techniques may not.

The HRWC has received grant funding to implement BMP's and would like to work with the village to implement BMP's somewhere in the village. As a result, Scott Bell has volunteered to work on a grant application to obtain funding for a village project. The project would include designing, engineering, constructing and monitoring how the BMP's are impacting water quality. The project would include constructing 6-8 BMP's in the village right-of-ways in areas where there are currently storm water issues. The grant is a 75% / 25% match program. Between the village, the HRWC and Scott Bell's project management, etc., the village would be responsible for a portion of the 25% match. Scott is in the process of developing preliminary figures as to what the match may be and will provide that information at Monday's meeting and what portion the village would need to commit too.

The grant application is due on April 8th; therefore the village would need to guarantee some sort of financial commitment to be included with the grant application. The grant funding cycle is annual, however funding is not actually allocated for projects to start until one year after the approval of the application. If the village misses the April 8th deadline, we would not receive funding for 2 years. Scott Bell has offered to fast track the application process for the village and the HRWC, however in order to do that a commitment to the project is necessary.

The included resolution will need to be adopted. Very preliminary cost estimates will be provided at Monday's meeting.

The Community Development Office supports this project and believes that it will not only provide the village with additional funding to fix existing storm water problems, but it will provide the village with examples for developers to visualize when attempting to manage storm water as part of redevelopment projects, and improve water quality within the Mill Creek Sub Watershed.

Please feel free to contact me prior to the meeting with questions.

Thank you,

Allison Bishop

From: Scott Bell [sbell@limno.com]
Sent: Thursday, March 24, 2005 2:55 PM
To: abishop@villageofdexter.org
Subject: Preliminary Budget for Stormwater BMP Project



Dexter_BMP_Retrof
it_Preliminar..

Allison -

Attached is a preliminary budget for the Dexter stormwater BMP project.
I
tried to be very conservative in putting this together, so these costs
are
definitely on the high side. I will refine the estimate after I identify
specific sites and put more detail to the plan (next week).

Bottom line: The Village's total portion of the cost-share will not
exceed
\$35,000. This will consist of DPW equipment & labor during construction,
sample analysis during monitoring, personnel time for meetings (and
administration) and some cash.

Hope this does the trick.

Scott

<<Dexter_BMP_Retrofit_Preliminary_Budget.xls>>

=====
Scott B. Bell, P.E., DEE
Senior Manager
Limno-Tech, Inc.
501 Avis Dr.
Ann Arbor, MI 48108
PH: 734-332-1200
FX: 734-332-1212
=====

Preliminary (Draft) Task Outline & Budget for Multi-Site BMP Retrofit Project
Dexter, Michigan

Task	Task Activities	Estimated Budget	Cost-Share		Grant Funded Portion	Distribution of Cost Share Among Partners			
			%	\$		HRWC	Village of Dexter	LTI	Other
1. Engineering & Design	surveying, mapping, soil testing, site evaluation, permits & approvals (if necessary), hydrological analysis, engineering analysis, site design, drawings & specs, etc.	\$40,000	0%	\$0	\$40,000	-	-	-	-
2. Construction	site work, construction management, final inspection	\$120,000	30%	\$36,000	\$84,000	\$3,000	\$33,000	-	-
3. Monitoring	pre- and post-construction monitoring of all sites	\$30,000	33%	\$9,900	\$20,100	\$7,425	-	\$2,475	-
4. Data Synthesis & Reporting	includes compilation, analysis, and summarization of data, report preparation	\$15,000	0%	\$0	\$15,000	-	-	-	-
5. Meetings & Project Administration	project meetings	\$10,000	25%	\$2,500	\$7,500	\$2,500	-	-	-
6. Public Information	flyers, press releases, newspaper articles, trade journal, conference	\$20,000	40%	\$8,000	\$12,000	\$4,000	-	\$4,000	-
7. Technical Review	expert technical review team	\$2,000	100%	\$2,000	\$0	-	-	-	\$2,000
Total:		\$237,000		\$58,400	\$178,600	\$16,925	\$33,000	\$6,475	\$2,000

Notes and Assumptions

- 1) Six to eight sites will be retrofitted with BMPs.
- 2) All retrofitted sites will be monitored concurrently with similar non-retrofitted sites.
- 3) Monitoring includes 8 sites, each with a non-retrofitted site to be monitored concurrently (16 sites/event); 4 pre-construction events & 6 post-construction events.
- 4) All samples to be analyzed for total phosphorus and total suspended solids.
- 5) Village of Dexter cost share to include lab analysis and